



**LEBANON HERITAGE COMMISSION
MARCH 8, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. February 8, 2023
 - 3. Public Review**
 - A. None
 - 4. Study Items**
 - A. Special Projects
 - Historic Districts
 - Landmark designations
 - Oral History
 - B. Dana House
 - C. Education
 - 5. Other Business**
 - A. Lebanon Woolen Mills Application for Tax Relief Incentive per 79-E:4
 - B. NHDOT/DHR Lebanon 40794 Mechanic St/Mascoma St/High St Roundabout - Mitigation Options
 - C. Historic Marker and Interpretive Signage
 - D. Lebanon Master Plan, Chapter 11 Implementation
 - 6. Open to the Public**
 - 7. Future Agenda Items**
 - A. Historical Society coordination
 - 8. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so 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 City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

DRAFT

**LEBANON HERITAGE COMMISSION
MEETING ROOM 3, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:00 PM, WEDNESDAY FEBRUARY 8, 2023**

MEMBERS PRESENT: Nicole Ford Burley (Vice Chair and City Historian), Jeremy Rutter
Planning Board Rep.), Matt Smith, Devin Wilkie (City Council Rep.),

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Rebecca Owens (Associate Planner)

1. CALL TO ORDER: Vice Chair Ford Burley called the meeting to order at 6:06 PM

2. APPROVAL OF MINUTES:

A. December 14, 2022

Mr. Rutter MOVED to approve the December 14th, 2022 minutes as amended according to written grammatical/syntax edits provided to staff.

Seconded by Vice Chair Ford Burley.

**The MOTION was approved (3-0-1, with Mr. Wilkie abstaining due to absence from said meeting)*

B. January 11, 2023

Mr. Wilkie MOVED to approve the January 11th, 2023 minutes as amended according to written grammatical/syntax edits provided to staff.

Seconded by Mr. Rutter.

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

c. January 27, 2023

Mr. Rutter MOVED to approve the January 27th, 2023 minutes.

Seconded by Vice Chair Ford Burley.

**The MOTION was approved (3-0-1, with Mr. Wilkie abstaining due to absence from said meeting)*

3. PUBLIC REVIEW:

None

4. STUDY ITEMS:

A. Special Projects

• Historic Districts

Ms. Owens will be presenting at the state's annual planning conference in April about Lebanon's National Register district project with CLG funding. The City will not apply for the just announced 2023 CLG funding as the City typically does so every other cycle. The West Lebanon historic district could be evaluated for the next cycle.

▪ Landmark designations

City Council will present the 10 new local landmark designations to property owners at their February 15th meeting.

▪ Kiosk

1 Mr. Smith incorporated members' input from the last meeting and has a new draft with the landmark
2 program content.

3
4
5 **▪ Landmark Designation**

6 Lebanon historic landmark designations and the local, Lebanon Historic District can be found on the
7 Lebanon GIS website, but supporting details are missing. Additional categories for potential mapping
8 through a reference separate from GIS are the National Register District, State Register of Historic Places,
9 fountains, monuments, sculptures, interpretive and similar notable signage, and general interest categories
10 like mills and the Mall Tunnel. The idea of incorporating these locations into google maps using a
11 spreadsheet was brought up. It was suggested that address, company name (if applicable), description,
12 designation type, and comments or links be included. Even a photo could be added later to each location
13 where reasonable. An inventory of existing public signs would be a great starting point. The long-term
14 maintenance of the list would need to be established and a responsible party identified.

15
16 **• Oral History - JAM project - Lebanon's Native and Indigenous Past**

17 Ms. Owens and Vice Chair Ford Burley had a kick off meeting with JAM (CATV) for the 15-minute
18 video project. They helped identify references and stakeholders for content and primary interviews.
19 Monadnock Archaeology just completed a study of Westboro Rail Yard for NHDOT and some of the
20 content can be shared with members but the overall document has not been released to the public yet. The
21 study includes some history relevant to the project.

22
23 **B. Dana House**

24 The Department of Public Works was not able to avail budgeting from 2022 to carry over into 2023
25 projects, as reported in January. Heritage/the Dana House have several accounts under the Finance
26 Department and there was confusion about the restrictions on some of them to be specific to programming
27 and rehabilitation, as opposed to general maintenance, of the house and site. Ms. Owens will inquire
28 whether a lead and asbestos abatement estimate can still be obtained.

29
30 **C. Education · CLG workshops**

31 Planning of the National Alliance of Preservation Commission (NAPC) training is progressing.

32
33 **5. OTHER BUSINESS:**

34 **A. West Lebanon topics**

35 This topic was postponed but as discussed above regarding the Westboro study and potential future CLG
36 project, the commission will continue to seek opportunities for engagement in West Lebanon.

37
38 **B. NHDHR Request for Project Review - Lebanon Rest Area follow-up**

39 Ms. Owens noted that in lieu of the weigh station being relocated, NHDOT may offer mitigation such as
40 interpretive signage. She took photos of the building. Mr. Rutter asked about the building's construction
41 date and while the NHDOT representative had suggested the 1980s, Vice Chair Ford Burley found
42 references for its construction in the 1960s.

43
44 **C. NHDHR Request for Project Review – Route 120/Hanover Street RR Bridge**

45 Vice Chair Ford Burley is a party invited to comment about this project in terms of cultural and historic
46 resource impacts. The location was part of the Urban Renewal project of the early 1960s. There is mill
47 history in the vicinity as well.

48
49 **D. NHDHR Request for Project Review – 40794 Mascoma/Mechanic/High St. Roundabout**

1 There will be a public hearing held in Lebanon, date TBD, in 2023. There were no comments other than
2 that they do not feel that the loss of the former RR linear character is a significant adverse impact, and
3 they agreed with the other assessments provided by the NHDHR.

4 **E. Black History Month**

5 Members agreed that it is too late in the year to do a major program such as an event but that the
6 Commission's related webpage could be updated and Vice Chair Ford Burley will share content with
7 staff. A similar acknowledgement can be better prepared for in conjunction with the 2023 Juneteenth
8 event, in coordination with the DEI Commission, Mr. Wilkie suggested. He also noted that DEI is
9 working on an events calendar and that the Upper Valley Business Association has a new BIPOC
10 initiative. Mr. Rutter advocated for outreach to Dartmouth College.

11
12 **F. Historic Marker and Interpretive Signage**

13 Ms. Owens recalled that one idea for consistent, universal signage template/design in Lebanon is a QR
14 code and if so, that could also serve to direct sign readers to information about Lebanon's land
15 acknowledgment.

16
17 **6. OPEN TO THE PUBLIC: No one came forth**

18
19 **7. FUTURE AGENDA ITEMS:**

20 **A. Historical Society Coordination**

21 **B. Lebanon Woolen Mills 79E Request**

22 **C. Draft of local history book to be shared by Vice Chair Ford Burley**

23 **D. Chapter 11, Lebanon Master Plan, Implementation Status**

24
25 **8. ADJOURNMENT:**

26 *Mr. Rutter MOVED to adjourn the meeting. Seconded by Vice Chair Nicole Ford Burley.*

27 **The MOTION was approved (4-0).*

28
29 **The meeting was adjourned at 7:34pm**

30
31 **Respectfully submitted,**

32 **Rebecca Owens, Associate Planner**

AGENDA ITEM 5A



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Heritage Commission

FROM: Planning & Development Department Staff

RE: Community Revitalization Tax Relief Incentive Program (RSA 79-E) Application
LWM Residential, LLC – 25 Mechanic St (91-267) & 43 Mechanic St (106-34)

DATE: March 1, 2023

INTRODUCTION

LWM Residential, LLC (“LWM”) proposes to remove the existing structures at 25 Mechanic Street (M/L 91-267) and 43 Mechanic Street (M/L 106-34). In connection with the proposed replacement of these structures (as part of a proposed multi-building, multi-family development also involving 1 Foundry Street), LWM is seeking tax relief from the City Council per RSA 79-E (the Community Revitalization Tax Relief Incentive Program).

In connection with its 79-E request, LWM seeks a letter from the Heritage Commission identifying, “any and all historical, cultural, and architectural value” of the structures that are proposed to be replaced and the properties on which those structures are located. This letter is required by RSA 79-E:4, I-a, to be submitted as part of LWM’s application to the City Council for tax relief.

In support of its request for a letter from the Heritage Commission, LWM has submitted the attached memo from Scott Newman of 106 Associates regarding 25 Mechanic Street and the attached NHDHR Individual Resource Inventory Form for 43 Mechanic Street.

BACKGROUND

LWM is the owner of properties located at 25 Mechanic Street (M/L 91-267), 43 Mechanic Street (M/L 106-34), and 1 Foundry Street (M/L 91-263) situated in the Lebanon Downtown (LD) zoning district. The properties are currently improved with a total of 5 buildings:

- +/-57,732 sq. ft. 3-story mill building at 1 Foundry Street;
- +/-7,989 sq. ft. 2-story commercial building at 1 Foundry Street;
- +/-2,323 sq. ft. 2-story industrial building at 1 Foundry Street;
- +/-7,989 sq. ft. 1-story commercial building at 25 Mechanic Street, currently vacant and formerly used as a dry cleaners; and
- +/-6,034 sq. ft. 4-story multi-family dwelling at 43 Mechanic Street.

On October 24, 2022, the Planning Board granted Site Plan approval to LWM for a phased, 196-unit multi-family development including a new 4-story, 27-unit multi-family building with a parking garage on the ground floor at 43 Mechanic Street; a new 4-story, 31-unit multi-family building with a lower-level parking garage at 25 Mechanic Street, to be merged with 1 Foundry Street; and, at 1 Foundry Street, the renovation of the existing Woolen Mill building into 49 dwelling units and construction of a new 5-story, 89-unit multi-family building. The anticipated improvements will include complete interior renovation and exterior rehabilitation of the existing buildings at 1

Foundry Street as part of the conversion from commercial to residential use, and the demolition of the existing buildings at 25 Mechanic Street and 43 Mechanic Street. The approved site plan is attached for reference.

79-E PROGRAM

In February 2016, the City Council adopted the provisions of the Community Revitalization Tax Relief Incentive Program pursuant to NH RSA 79-E to encourage rehabilitation of existing buildings and structures in downtown Lebanon and downtown West Lebanon. LWM has applied for consideration under the program for all three of its properties (25 Mechanic Street, 43 Mechanic Street, and 1 Foundry Street).

Under the terms of the 79-E program, the City Council must hold a public hearing on the application within 60 days from receipt of the application to determine whether the structures at issue are Qualifying Structures; whether the proposed project is a Substantial Rehabilitation; and whether there is a Public Benefit to granting the requested tax relief, and if so, for what duration.

In the case of a *replacement* of a qualifying structure, the City Council must also find that, “**the local heritage commission [...] has determined that the replaced qualifying structure does not possess significant historical, cultural, or architectural value**, the replacement of the qualifying structure will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure, and the historical, cultural, or architectural resources in the community will not be adversely affected by the replacement.” RSA 79-E:4, IV(a)(4) (emphasis added).

Here, in order to grant the requested tax relief for the proposed buildings at 25 Mechanic Street and 43 Mechanic Street, the City Council will need to find that *the Heritage Commission has determined that the structures to be replaced at 25 Mechanic Street and 43 Mechanic Street do not possess significant historical, cultural, or architectural value*.

LWM’s application for tax relief cannot be deemed to be complete and the Council cannot schedule the public hearing on the application until a letter is submitted from the Heritage Commission identifying, “any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located.” RSA 79-E:4, I-a.

HERITAGE COMMISSION REVIEW

LWM and its representatives will attend the March 8th Heritage Commission meeting to present its request for a letter per RSA 79-E:4, I-a. Staff will provide a draft letter at the meeting for the Commission’s use.

Attachments



SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

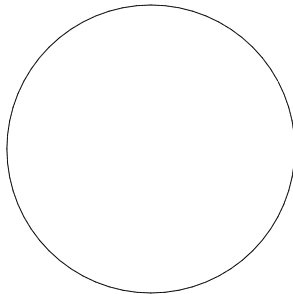
Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE
OJB Landscape Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

NOT FOR CONSTRUCTION



1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

No.	Description	Date

DATE: 08.15.22

SCALE: 1" = 30' - 0"

ILLUSTRATIVE SITE PLAN

L001

MEMORANDUM

TO: LWM Residential LLC c/o Jon Livadas

FROM: Scott Newman – 106 Associates Historic Preservation Consulting

RE: 25 Mechanic Street, Lebanon NH

106 Associates has been asked to evaluate the commercial building at 25 Mechanic Street in Lebanon for eligibility for listing in the National Register of Historic Places.

This building was constructed in the 1970s to house a laundromat and dry cleaning storefront. Based on our evaluation the building lacks National Register qualifying significance for historical events (NR Criterion A) or architectural merit (NR Criterion C).

The attached photos show this building to be a utilitarian, purpose built structure lacking distinctive massing, ornament, or design features consistent with a historic building style. It lacks a historical connection with the Lebanon Woolen Mill complex which closed before this building was constructed.

Concluding, it is our recommendation that this building be considered ineligible for listing in the National Register of Historic Places.



2/19/23

Scott Newman

Date



Photo 01: Looking southeast



Photo 02: Looking northeast



Photo 03: Looking south



Photo 04: south



Photo 05: Looking west



Photo 06: Interior view

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

Name, Location, Ownership

Historic name 43 Mechanic Street
Street and number 43 Mechanic Street
City or town Lebanon
County Grafton
Current owner LMW Residential LLC

Function or Use

Current use(s) Multiple Dwelling

Historic use(s) Single Dwelling

Architectural Information

Style Vernacular Italianate
Architect/builder unknown
Source n/a
Construction date ca 1885
Source Sanborn Maps
Alterations, with dates

Moved? no ☒ yes ☐ date:

Exterior Features

Foundation granite, concrete
Cladding clapboard
Roof material asphalt shingles, metal, Stndg Sm
Chimney material brick
Type of roof gable
Chimney location ridge center
Number of stories 2 1/2
Entry location Façade, sidehall
Windows vinyl 6/6
Replacement? no ☐ yes ☒ date: 1990s

Site Features

Setting mixed use neighborhood
Outbuildings Garage, two bay.



Photo #1 Direction:
Date 12/8/2022

Landscape features mature trees
Tax Map 106-34
Acreage .50
State Plane Feet (NAD83) X:8043513 Y:5409903

Form prepared by

Name Scott Newman
Organization 106 Associates
Date of Survey 12/08/2022

A 3D map of a city block. A blue line outlines a specific area. A yellow road labeled 'Mechanic St' runs diagonally. Various lot numbers and street names are visible.

Historical Background and Role in the Town or City's Development:

While 43 Mechanic Street is not listed in the State or National Registers of Historic Places, nor has it been previously surveyed, a significant amount of research has been completed that helps place this building in its appropriate historic context. Of particular utility is the citywide reconnaissance survey of historic buildings commissioned by the City of Lebanon with funding support from the New Hampshire Division of Historical Resources.

As part of an ongoing effort to identify and document historic resources throughout the city, the City of Lebanon and its Heritage Commission hired the consultant team of Lyssa Papazian and Scott Newman (106 Associates) to undertake a citywide reconnaissance survey of historic resources. Survey findings were contained in a 505-page report submitted to the City of Lebanon Planning Department and the Lebanon Heritage Commission in 2016. The study divided the city into 15 individual survey areas related to their historic development and architectural resources. Forty-three Mechanic Street is located in the "Central Village Area". The Central Village area was further divided by the survey consultants into seven individual neighborhood areas, with 43 Mechanic Street located in the "Mills Neighborhood". The Mills Neighborhood is described in the survey report as follows:

"The Mills neighborhood has several good examples of 19th century brick textile mill and factory buildings using the American Round-Arched style. The 1893-95 Riverside/ American Woolen/Whitman Press complex at 10 Water Street is quite plain except for the simple segmental window arches. The 1881 Mascoma/Rockdale/Rivermill complex (85 Mechanic Street and Lebanon's first woolen mill) is generally fairly plain as well but has exposed rafters and robust architectural detail of decorative corbelling at the eaves and slightly recessed panels around the banks of segmentally arched windows on its corner tower. The tower likely houses a stair to segregate the vertical shaft from the main mill floor as a fire precaution. Later brick additions to these complexes display the more streamlined c. 1900 century look of square topped windows framed by plain pilasters and recessed panels with wide bands at the top of shallow stepped brick. A simple brick frieze that appears striped at the flat roof eave echoes this band. An example of this is at the Rivermill complex at 85 Mechanic Street. In the 1920s and 1930s, new brick buildings in the factory complexes are even plainer and use the steel industrial windows that were developed at that time. An example is at 1 Foundry Street, at a complex which also has a landmark brick smokestack with colored bricks at the top spelling "LWM" or Lebanon Woolen Mill. The main, older mill building there is frame using heavy timber "slow-burning construction." Another frame example is the 1888 Kendrick and Davis Watch Key Factory at 12w Water Street.

Adjacent to the mills and factory buildings themselves, are houses and small commercial buildings and shops along Mechanic Street and Blacksmith Street which include examples of duplexes and boarding houses, a row of originally identical houses, some single-family homes, and 20th century automobile service stations. The Cole Machine Shop at 1 Mechanic Street has been altered considerably.

The Mills neighborhood contains about 64 properties and with its focus on the water-powered industry of Lebanon, surrounds the Mascoma River which runs through the center of the area. Where there once were four dams, one appears extant at the mill complex at 85 Mechanic Street. This neighborhood is anchored by the mills and industrial shop properties found on Mechanic, Water, and Foundry Streets but has quite a bit of housing and commercial properties as well which are mostly on Mechanic Street. The housing includes rows of multi-unit tenements and apartment buildings and is mixed with small commercial and retail/service establishments. The primary mill complexes are the Mascoma/Rockdale Mill at 85 Mechanic Street, the Riverside Mill/Whitman Press at 10 Water Street, the Kendrick & Davis factory at 12 Water Street, and the Carter & Rogers/Kleen mill on Foundry Street. Some unusual features of this neighborhood are the remains of an enclosed steel foot bridge over the Mascoma that connects mill buildings on Foundry and Water streets, the dam noted above, and south of the mills and river, the Storrs Hill ski area with two ski jumps, a tow, a small base lodge, trails and park, as well as a large late 19th & 20th century cemetery on Spring/Dulac Street"

INDIVIDUAL INVENTORY FORM**NHDHR INVENTORY #**

The growth of the mill district in the later 19th century was substantial. Although there had been a fairly healthy complement of industry around 1850 when the railroad arrived and shortly thereafter – by 1872 a town resolution to offer 10-year tax abatement to anyone willing to re-activate and capitalize existing or establish new manufacturing in Lebanon, described the situation as follows: “Whereas the town of Lebanon does possess great natural facilities and inducements for manufacturing by the large water power on the Connecticut and Mascoma rivers, now lying idle and unoccupied..7” A few years later, in 1875, the town issued another industry incentive resolution and this time the preamble noted the water power was underused (not completely idle) and the resolution sought to specifically attract woolen mills. Just ten years later in 1886, as described in the Childs Gazetteer of that year, the waterpower on the Mascoma in Lebanon Center was far from idle with the large mill of the Lebanon Woolen Company – 1 Foundry Street) and the Mascoma Flannel Co. mill (85 Mechanic St.) in operation and another under construction. Along with these mills, four dams powered a flouring mill; tool companies such as Marston Drag Rake and Baxter band saws; manufacturers of building components such as stairs, sash and blinds, as well as toys and tags; a foundry and two machine shops; two saw mills; and the Kendrick & Davis watch key factory (Water Street). A bit further west on the Mascoma in Scytheville another dam served the scythe, snath, and rake factory.

In the survey report chapter titled “Recommendations for Future Actions, the study authors describe the potential boundaries of a Lebanon Mill District, one of the versions including the house at 43 Mechanic Street:

*“**Mill Historic District** – (boundaries or parameters to be further defined but potentially either a discontinuous district based around the Mascoma River that could include industrial and residential and commercial properties on Mechanic, Foundry, Blacksmith, and Water Streets or potentially a smaller thematic documentation focused just on the mills of the central village that would include the four buildings or complexes: Riverside/ American Woolen/Whitman Press (10 Water Street); Kendrick - Davis Watch Key (12 Water Street); Mascoma/Rockdale complex at 85 Mechanic Street (1881, Lebanon’s first woolen mill); and the Lebanon Woolen Mill/Kleen complex at 1 Foundry Street. This thematic grouping could potentially also include the remaining structures of the Scythe Factory in the Mechanic Street Survey Area further downstream on the Mascoma. A district might also include tenements and duplexes on Mechanic Street, smaller properties on Blacksmith Street and some commercial properties on Mechanic and Mascoma Streets. The period of significance for the district might be c.1860 the likely earliest date for a few houses on Blacksmith and Mechanic Streets through 1966. The thematic documentation period of significance might be 1881 (the earliest mill/factory buildings) through 1966.”*

Whether a more inclusive historic district was drawn to include the residential properties in a mill district, or the residential properties near the Mills were understood as a separate district, is a question for further study and cannot be satisfactorily addressed in an individual inventory form. Either way, there is a historical association of the residential properties along this section of Mechanic Street with the operation of the mill and the role of the Mascoma River providing the source of waterpower that led to the industrial development of the City. The house at 43 Mechanic appears to have been built around the time the woolen mills began operation in the 1880s. Newspaper accounts note several occupants of the house as having worked for the American Woolen Mill, one, William Boomhower, a foreman.

Applicable NHDHR Historic Contexts (please list names from appendix C):

401. NH textile mills capitalized by out of state interests, 1826 - 1920

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

Architectural Description and Comparative Evaluation:

The subject property is a wood-framed, 2 ½-story, gable front, rectangular plan, 3 x 4 bay, house with clapboarded walls and asphalt shingle covered gable roof with unembellished brick ridge chimney. A one-story covered porch extends across the northwest facing façade and wraps around the entirety of the northeast, main block eaves elevation. The house is set back five feet from the sidewalk and constructed on a bank that drops 45' in elevation down to the Mascoma River 300' to the southeast, that distance interrupted only by the Lebanon Woolen Mill parking lot. Attached behind the main block and offset one bay southwest are two wing additions set on the downward sloping terrain. Thirty feet northwest of the house and set back 30' from the road is a related, two-bay, gable front garage.

Main Block

A grade level, exposed slab granite foundation with outboard retaining walls supports two bays of the main block closest to the street. Behind that point the grade drops to expose the full height of a lower story at the two rear bays with clapboarded walls, sheltered under the porch deck. The main block porch deck is one step above grade. Regularly spaced pairs of 4"x4" posts with open, scrolled side-brackets and simply embellished capitals with paired eaves brackets support the standing seam metal-covered porch roof. Extending between the posts is a plain wood railing. The porch shelters a natural wood, pane and panel sidehall entrance door with flat stock casings and molded cornice. A second, modern door accesses an apartment from the lower floor on the rear gable elevation. Windows are uniformly 6/6 vinyl replacements, most appearing in their original locations on the main block and set inside flat stock casings with molded drip caps. The absence of windows at the front two bays of the northeast elevation confirm the original sidehall plan, subsequently changed when the building was converted to apartments. Set into the front and rear gable peaks are triangular metal attic vents. Simply detailed trim comprises wood cornerboards rising to meet raking eaves and a fascia board, the latter curved slightly at the intersection with the cornerboards.

Middle Wing

Attached and offset one bay to the southwest is a two-story, 3 x 3 bay wing with clapboarded walls and a standing seam metal covered gable roof. The main block wraparound porch and ornamentation is continuous across the wing's second floor northeast elevation and terminates at the back of the wing. The wing porch shelters a pair of replacement windows and an apartment fiberglass entrance at the second floor, and a pair of replacement windows on the first floor. A pair of fixed, 6-light wood windows appear on the wing's rear gable above the connection with the barn wing to the southeast. The southwest elevation has two windows on each floor fitted with vinyl replacement sash, the upper two openings appear to be altered. A concrete curb borders what may be a stone foundation behind it. Design of the simply applied trim is consistent with the main block.

Barn Wing

Attached behind the middle wing is the third, rear block of the building which appears to be a barn addition, later converted to residential occupancy. Like the wing, the barn addition is two stories, 3 x 3 bays, with clapboarded walls and a standing seam metal covered gable roof. The sloping grade allows a full-height exposure of a concrete-walled basement level on the southeast elevation, accessed by a sliding vertical plank door. A pair of windows on the barn wing rear gable second floor are 2/2 wood double hung which may have come from another location on the building. As with the rest of the building, the barn wing has been converted to apartments.

Related Garage

Approximately 30 feet northeast of the house is a ca. 1950, 1-story, gable front, wood frame, two-bay garage with clapboarded walls and an asphalt shingle covered gable roof. Built on sloping grade, the garage has a concrete block walled basement level with sliding plank door exposed on the southeast elevation. The garage doors may be original and there are two, horizontally oriented 1/1 windows on the other three elevations. Smaller openings with wood sash light the basement.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

National or State Register Criteria Statement of Significance:

Criterion A: Association with Events:

43 Mechanic Street appears to be eligible for the listing in the National Register of Historic Places as a contributing building in a potential Historic District related to the operation of the woolen mills which comprised the core of Lebanon's industry from the 1880s to the 1960s. The house does not possess significance on the scale of a mill structure but is associated with a potential mill district as a representative of late 19th century mill worker housing.

Criterion C: Architecture:

43 Mechanic Street appears to be eligible for the listing in the National Register of Historic Places as a contributing building in a potential Historic Mill District related to its architecture. Its components do not possess individual distinction, but the building represents a significant and distinguishable entity as a representative example of late 19th century residential architecture.

Period of Significance

1885 - 1973

Statement of Integrity:

Location: The house has not been moved and retains integrity of location.

Design: The houses retains its massing and overall geometry, but windows and door have been replaced and some openings altered. The inside of the house has been converted to apartments and has been completely modernized.

Setting: The setting of the house has been altered within the potential historic district by the removal of the historic dwelling to the southwest, and the alteration of the house to the northeast to the point where it is no longer a contributing structure. Many of the dwelling units contemporaneous to #43 on the south side of the street within the potential mill district have been removed or altered. Consistent with this evaluation, the removal of #43 would not create a significant void in the district as would the removal of a contributing building on the opposite street where there is a regularly spaced row of historic dwellings.

Materials: The house generally retains its integrity of materials, but almost all the windows have been replaced with modern vinyl windows and the stone foundation has been covered in concrete on some elevations. Interior historic materials are mostly gone or obscured by modern materials.

Workmanship: The house generally retains its integrity of workmanship in its simple design, with the exceptions of the modern windows, doors, and concrete.

Feeling: The integrity of feeling is compromised because the potential district is compromised due to building removals and alterations on the south side of Mechanic Street near #43. The house is no longer one among a row of worker housing units and has been significantly isolated by the changes.

Association: For the same reason as "Feeling", the association of the house as Mill workers housing is compromised due to changes in the historic district over time.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

Boundary Description and Justification:

The boundary for 43 Mechanic Street is the same as the tax parcel shown in the lower image of page 2, comprising that parcel of land historically associated with the house and on which both the house and related garage are located.

Bibliography and/or References:

Carroll, Roger: Lebanon 1761 – 1994. Lebanon Historical Society, Phoenix Publishing, 1994.

Newman, Scott: NPS Rehabilitation Investment Tax Credit Part 1 (Approved), 2022

Newspapers.Com – various records

Papazian, Lyssa; Newman, Scott. Reconnaissance Survey of Historic Building in Lebanon. Prepared for the City of Lebanon and Lebanon Heritage Commission, 2016

Sanborn Fire Insurance Maps: 1894, 1899, 1924, 1948. US Library of Congress Collection

Surveyor's Evaluation:

NR listed: individual _____
within district _____

Integrity: yes _____
no _____

NR eligible: individual _____
within district _____
not eligible _____
more info needed _____

NR Criteria: A _____
B _____
C _____
D _____
E _____

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

INSERT IMAGE HERE

Photo # Description (with direction):

INSERT IMAGE HERE

Photo # Description (with direction):