



**LEBANON HERITAGE COMMISSION
OCTOBER 11, 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. Spetember 13, 2023
 - 3. Public Review**
 - A. None
 - 4. Study Items**
 - A. Lebanon Firehouse Project
 - Presentation by Chief Wheatley
 - B. Cultural Heritage Emergency Preparedness
 - Discussion with Chief Wheatley
 - C. Special Projects
 - Oral History
 - JAM Indigenous History Video Preview
 - D. Dana House
 - DPW Update
 - Potential Rehabilitation for Housing
 - E. Education
 - 5. Other Business**
 - A. Upcoming Historical/Heritage Events
 - 6. Open to the Public**
 - 7. Future Agenda Items**
 - A. Lebanon Master Plan, Chapter 11 (Heritage) Implementation
 - B. Lebanon Heritage Commission Design Guidelines Review & Update
 - 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.

**LEBANON HERITAGE COMMISSION
MEETING ROOM 3, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:00PM, WEDNESDAY SEPTEMBER 13, 2023**

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

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Nate Reichert (Director of Planning & Development / Zoning Administrator)

1 **1. CALL TO ORDER**

2 Chair Ford Burley called the meeting to order at 6:01pm.

4 **2. APPROVAL OF MINUTES – August 9, 2023**

5 **Amendments:** Page 2, Line 7: change “statue” to “statute”
6 Page 2, Line 9: add “as” before “historic” and “on” after “based”
7 Page 2, Line 33: move “once it is stabilized” to the end of the sentence
8 Page 3, Line 8: change “wrote” to “had rewritten”

10 *A MOTION was made by Mr. Rutter to approve the August 9, 2023 Meeting Minutes as*
11 *amended. The Motion was seconded by Mr. Wilkie.*

13 ** The Vote on the Motion was approved (4-0).*

15 **3. PUBLIC REVIEW**

16 A. None

18 **4. STUDY ITEMS**

19 **A. Special Projects**

20 • **Historic Districts – Lebanon Fire Station**

21 Mr. Reichert said he had a meeting with Lebanon Fire Chief Wheatley to discuss the
22 renovation project that is planned for the Lebanon Fire Station. He said Chief Wheatley
23 will attend the next Heritage Commission meeting in October to give an overview of the
24 project and discuss any possible historic impacts. Mr. Reichert said the project is a tear-
25 down/rebuild, and there is the possibility that the City may receive federal funding for
26 some of the project. He said if the City is eligible for federal resources, it may mean that
27 a full historic review at the federal level may be required.

29 • **Landmark Designations**

30 Chair Ford Burley said she has been contacted by a third homeowner that is requesting
31 a plaque for his residence:

- 32 • 10 Great Brook Rd – property was built in 1786

1 Mr. Reichert said there are 7 plaques currently in the City's inventory. Chair Ford Burley
2 said each plaque costs \$225, which includes shipping and a 20% discount if up to 24
3 plaques are ordered as a bulk order. Mr. Reichert said the Commission will probably not
4 need to order more for this year, but he could ask if a line item can be added to the 2025
5 budget for plaques.

6
7 Chair Ford Burley said Mr. Wilkie had reviewed and edited the draft landmark
8 designation outreach letter that was added to the shared folder that Commission members
9 are using as a repository for reference materials and documents. The group reviewed the
10 letter and agreed to accept Mr. Wilkie's edits with no further review by the Commission.

11
12 *A MOTION was made by Mr. Smith to accept the landmark designation outreach letter*
13 *as revised by Mr. Wilkie and to mail it to appropriate residents. The Motion was*
14 *seconded by Mr. Wilkie.*

15
16 ** The Vote on the Motion was approved (4-0).*

- 17
18
19 • **Oral History – JAM project – Lebanon's Native and Indigenous Past**
20 No update

21
22 **B. Dana House**

23 The group reviewed photos, which were included in the meeting's agenda packet, of the
24 work done by the DPW to improve the landscaping and drainage at Dana House. Mr.
25 Reichert said a tree that was in danger of falling into the parking lot was removed. He
26 noted some daffodils were growing around Dana House and he asked if they were
27 historic plants. Chair Ford Burley said the flowers were planted by members of the
28 Conservation Commission and should be preserved if possible.

29
30 The group discussed historic properties in other communities that have been renovated
31 into short-term and long-term residences, and whether that could be a possibility for
32 Dana House. The members agreed a lot of work would have to be done to Dana House
33 to make it livable.

34
35 **C. Education**

- 36 • **CAMP Training**
37 No update

- 38
39 • **Cultural Heritage Emergency Preparedness Conference**

40 Chair Ford Burley and Mr. Reichert said they attended the conference and gave an
41 overview of the presentations. Chair Ford Burley said about 100 people attended and
42 they discussed the resources available to safeguard cultural resources. She suggested
43 a master disaster-preparedness plan could be developed for historically significant
44 sites in Lebanon.
45

Mr. Reichert said the Commission should endeavor to accomplish the following:

1. Identify the sites in Lebanon that should be included in a disaster-preparedness plan
2. Work with Lebanon first responders to develop a disaster-preparedness plan

Mr. Reichert said the Commission could speak with Fire Chief Wheatley at the October Heritage Commission meeting about developing a plan. He said there are a lot of resources outside the City and at the national level to help communities like Lebanon prepare for and recover from disasters. He said there also is training available if Commission members are interested. Chair Ford Burley said it would also be a good idea to get an inventory of historic items and where they are located prior to developing the plan.

5. OTHER BUSINESS

A. Lebanon Book Publication & Events

Chair Ford Burley said the book launch last weekend was very successful and 115 books were sold. She said a copy is available to be kept at City Hall. She said copies will be sold at the Lebanon Library.

B. Lebanon Covered Bridges Presentation

Chair Ford Burley said the Lebanon Historical Society will host a talk on Lebanon's Covered Bridges on October 28 at 1pm at the Kilton Library.

6. OPEN TO THE PUBLIC

No members of the public were present.

7. FUTURE AGENDA ITEMS

A. Lebanon Master Plan, Chapter 11 (Heritage) Implementation

B. Lebanon HC Design Guidelines Review and Update

C. High School Coordination

8. ADJOURNMENT

A MOTION was made by Mr. Smith to adjourn the meeting at 7:04pm. The Motion was seconded by Mr. Wilkie.

** The vote on the Motion was approved (4-0).*

The meeting was adjourned at 7:04pm.

Respectfully Submitted,
Paula Roux
Recording Secretary

OWNER:
City of Lebanon

12 South Park Street
Lebanon, NH 03766

ARCHITECT:
Lavallee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101
603.622.5450
www.LBPA.com

CONSTRUCTION MANAGER:
ReArch Company
88 Technology Park Way, Suite 2
South Burlington, VT 05403
802-863-8727
www.rearchcompany.com

CIVIL ENGINEER:
Vanasse Hangen Brustlin , Inc. (VHB)
2 Bedford Farms Drive, Suite 200
Bedford, NH 03110-6532
603-391-3929
www.vhb.com

STRUCTURAL ENGINEER:
Foley Buhl Roberts & Associates, Inc. (FBRA)
500 Commercial Street
Manchester, NH 03101
603-622-4578
www.fbra.com

MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECT ENGINEER:
Yeaton Associates, Inc.
646 Union Street
Littleton, New Hampshire
603-444-6578
www.yeatonassociates.com

GEOTECHNICAL ENGINEER:
TBD

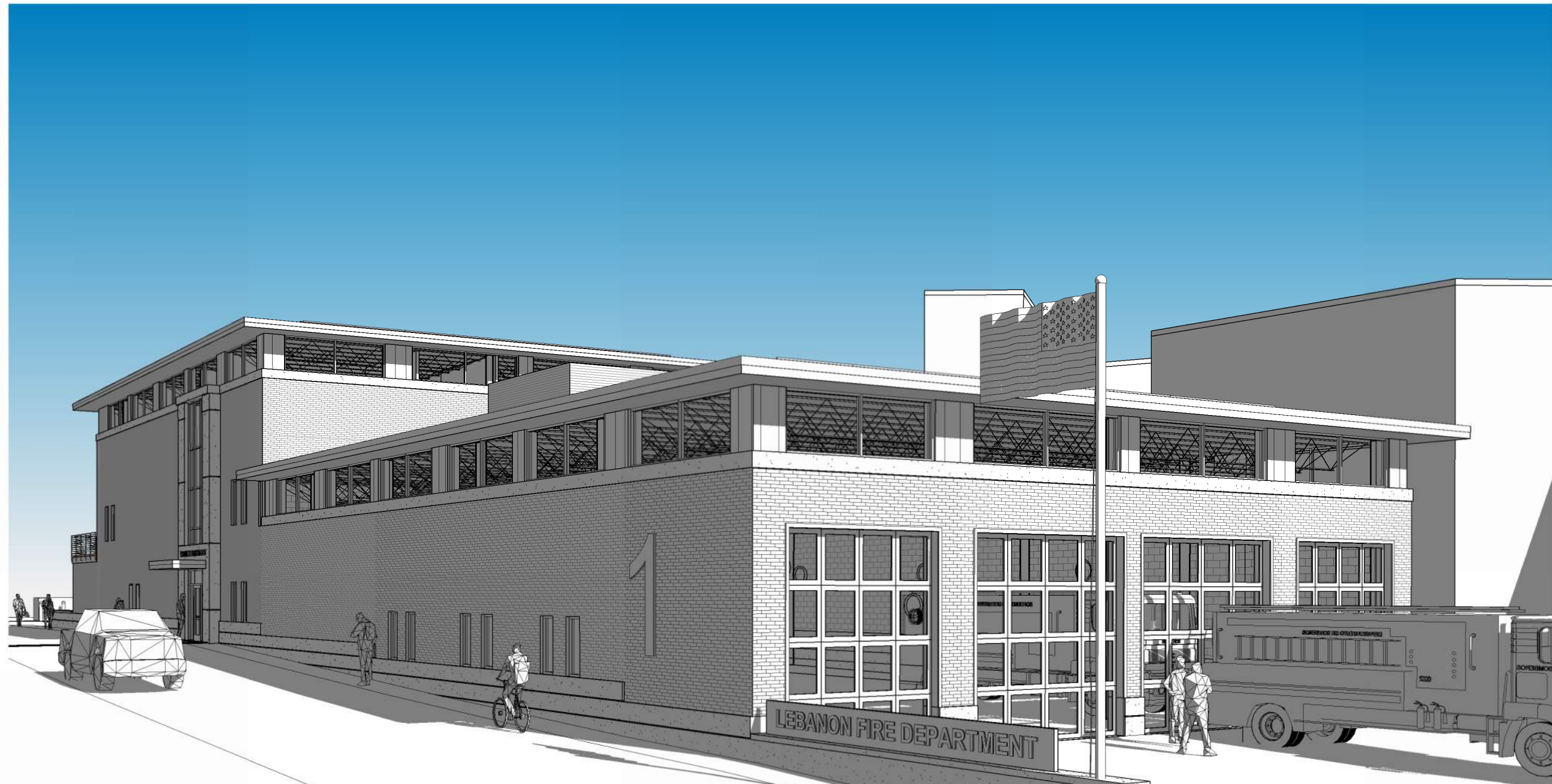
FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.

DRAWING LIST - ARCHITECTURAL	
Sheet #	Sheet Name
A0.00	COVER SHEET
A1.0	SITE PLAN
A1.1	FIRST FLOOR PLAN AND GENERAL NOTES
A1.2	SECOND FLOOR & MEZZANINE PLAN AND GENERAL NOTES
A1.3	THIRD FLOOR PLAN AND GENERAL NOTES
A1.4	ROOF PLAN
A2.1	EXTERIOR PERSPECTIVES
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	BUILDING SECTIONS

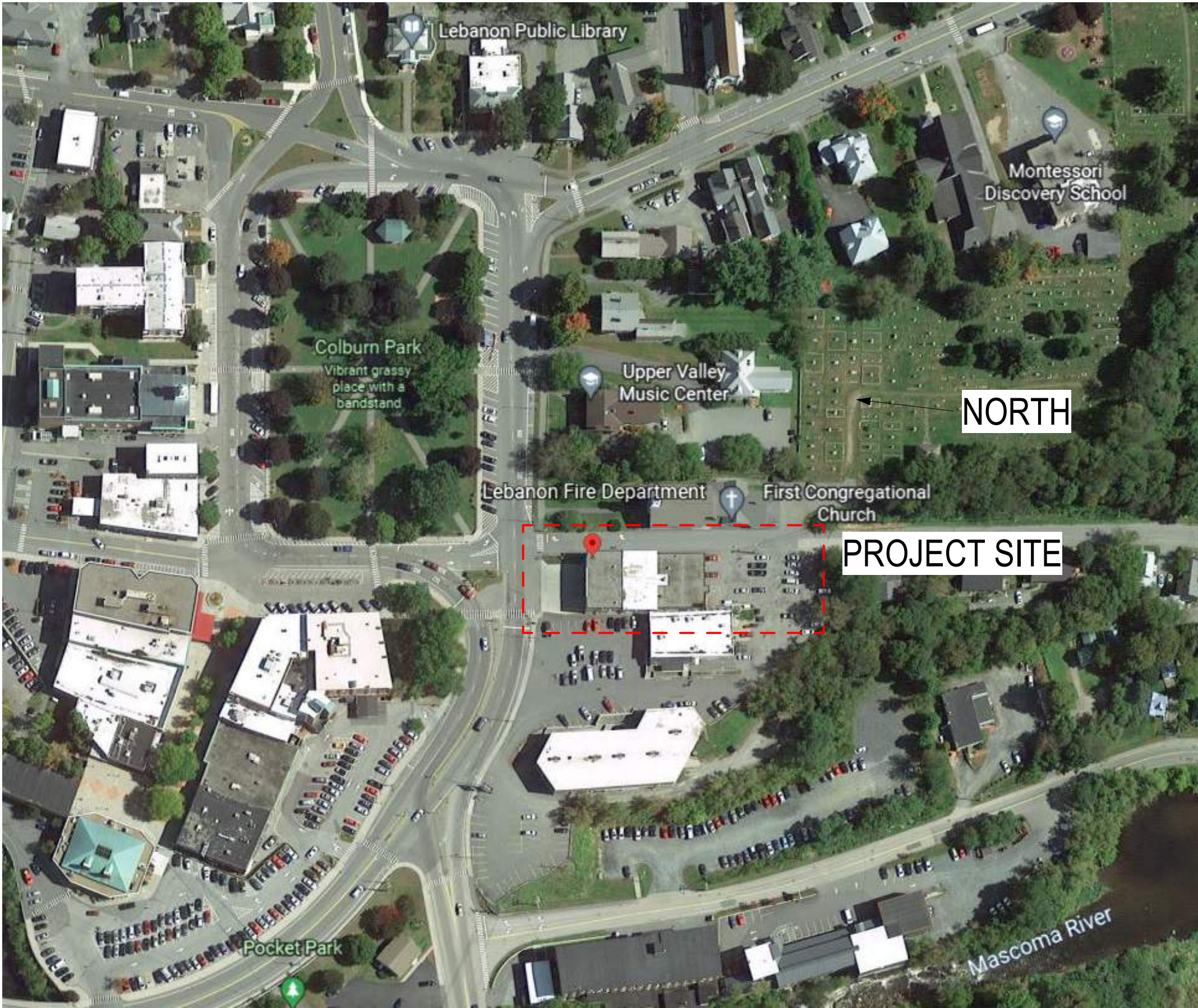
City of Lebanon

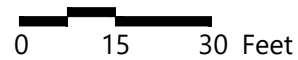
12 South Park Street
Lebanon, NH 03766

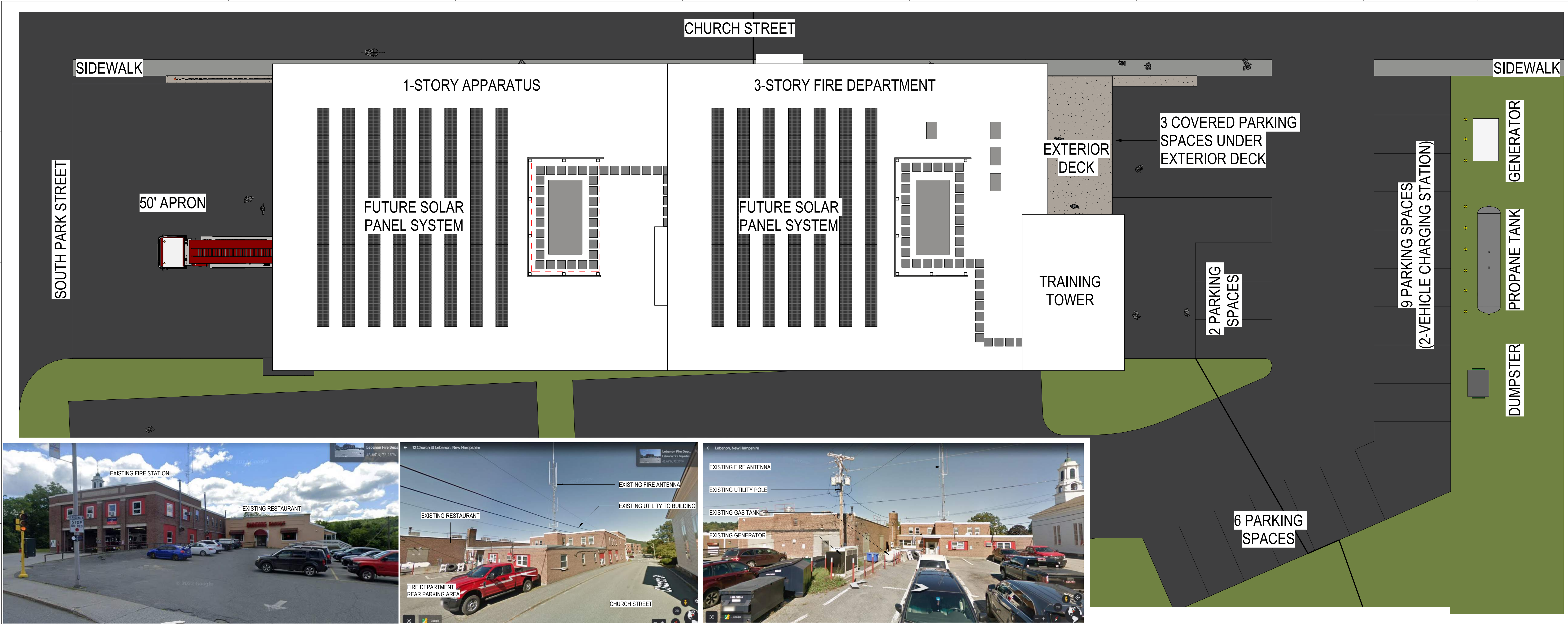
3D IMAGE



SITE LOCATION MAP







E1
A1.0
EXISTING PHOTO FROM SOUTH PARK STREET
1" = 1'-0"

E4
A1.0
EXISTING PHOTO FROM CHURCH STREET
1" = 1'-0"

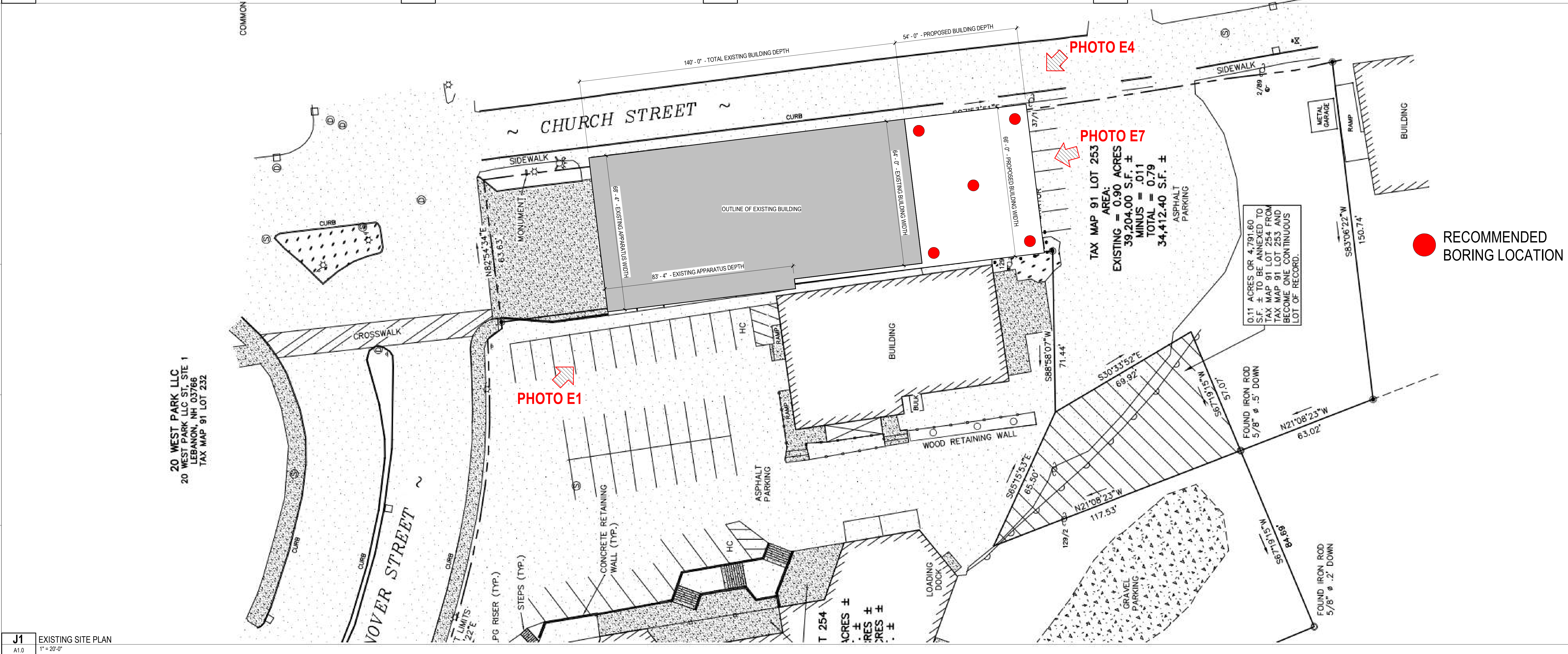
E7
A1.0
EXISTING PHOTO FROM REAR PARKING LOT
1" = 1'-0"

E10
A1.0
SITE PLAN
3/32" = 1'-0"

PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT

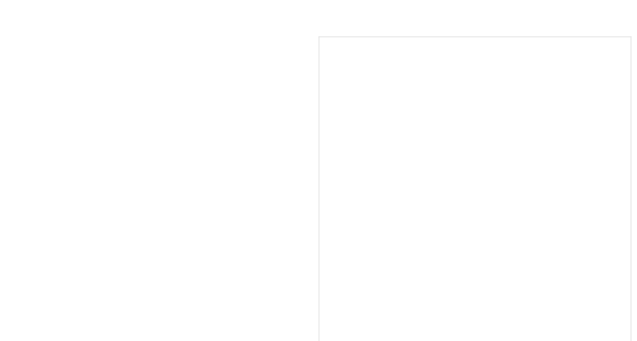
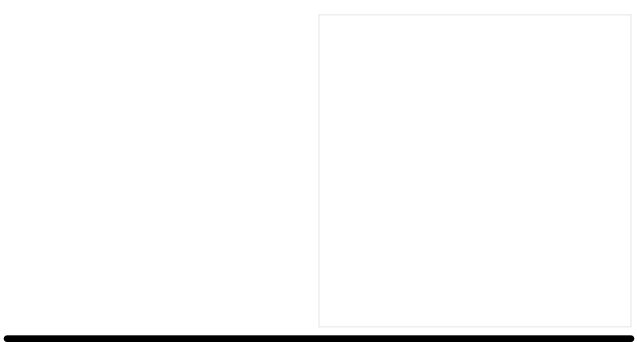
12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



J1
A1.0
EXISTING SITE PLAN
1" = 20'-0"

CONTENT:	SITE PLAN
DRAWN BY:	JEA III
PROJECT NO:	19-044-00
DATE:	05/01/2023
REVISED:	
SCALE:	As indicated
Project Phase	A1.0
SCHEMATIC DESIGN	
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City of Lebanon

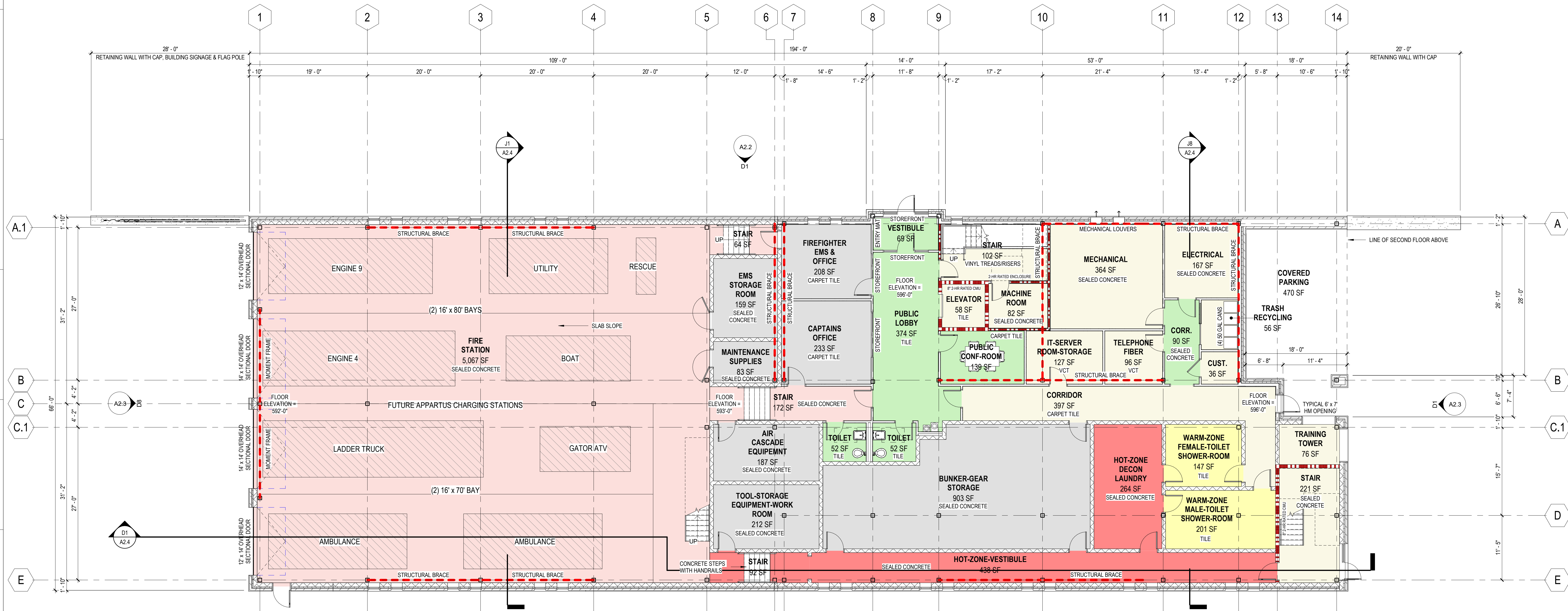
**PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT**

12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



CONTENT: FIRST FLOOR PLAN AND GENERAL NOTES	
DRAWN BY:	JEA III
PROJECT NO:	19-044-00
DATE:	05/01/2023
REVISED:	
SCALE:	1/8" = 1'-0"
A1.1	
Project Phase SCHEMATIC DESIGN	
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BUILDING AREA:	
FIRST FLOOR =	12,300 gsf
SECOND FLOOR =	6,184 gsf
THIRD FLOOR =	6,047 gsf
GRAND TOTAL =	24,531 gsf
APPROVED PROGRAM =	21,945 gsf
DIFFERENCE (ADD gsf) =	+2,586 gsf

CONSTRUCTION ASSEMBLIES:

ROOF ASSEMBLY:
EPDM RUBBER ROOF MEMBRANE
(2) LAYERS OF 3" RIGID INSULATION
TAPERED INSULATION
AIR & VAPOR BARRIER
METAL DECKING
STEEL STRUCTURE

ROOF ASSEMBLY (TOWER):
STANDING SEAM METAL ROOF
ICE & WATER SHIELD
5/8" PLYWOOD
(2) LAYERS OF 3" RIGID INSULATION
AIR & VAPOR BARRIER
METAL DECKING
STEEL STRUCTURE

EXTERIOR WALL ASSEMBLY:
4" BRICK VENEER
AIR SPACE
3" RIGID INSULATION
A/V BARRIER
5/8" DENS-GLASS SHEATHING
6" METAL STUDS @ 16" O.C.
5/8" GYPSUM BOARD

EXTERIOR WALL ASSEMBLY - APPARATUS/FIRE SUPPORT:
4" BRICK VENEER
AIR SPACE
3" RIGID INSULATION
A/V BARRIER
8" CONCRETE MASONRY UNIT

INTERIOR WALL ASSEMBLY - APPARATUS/FIRE SUPPORT:
8" CONCRETE MASONRY UNIT

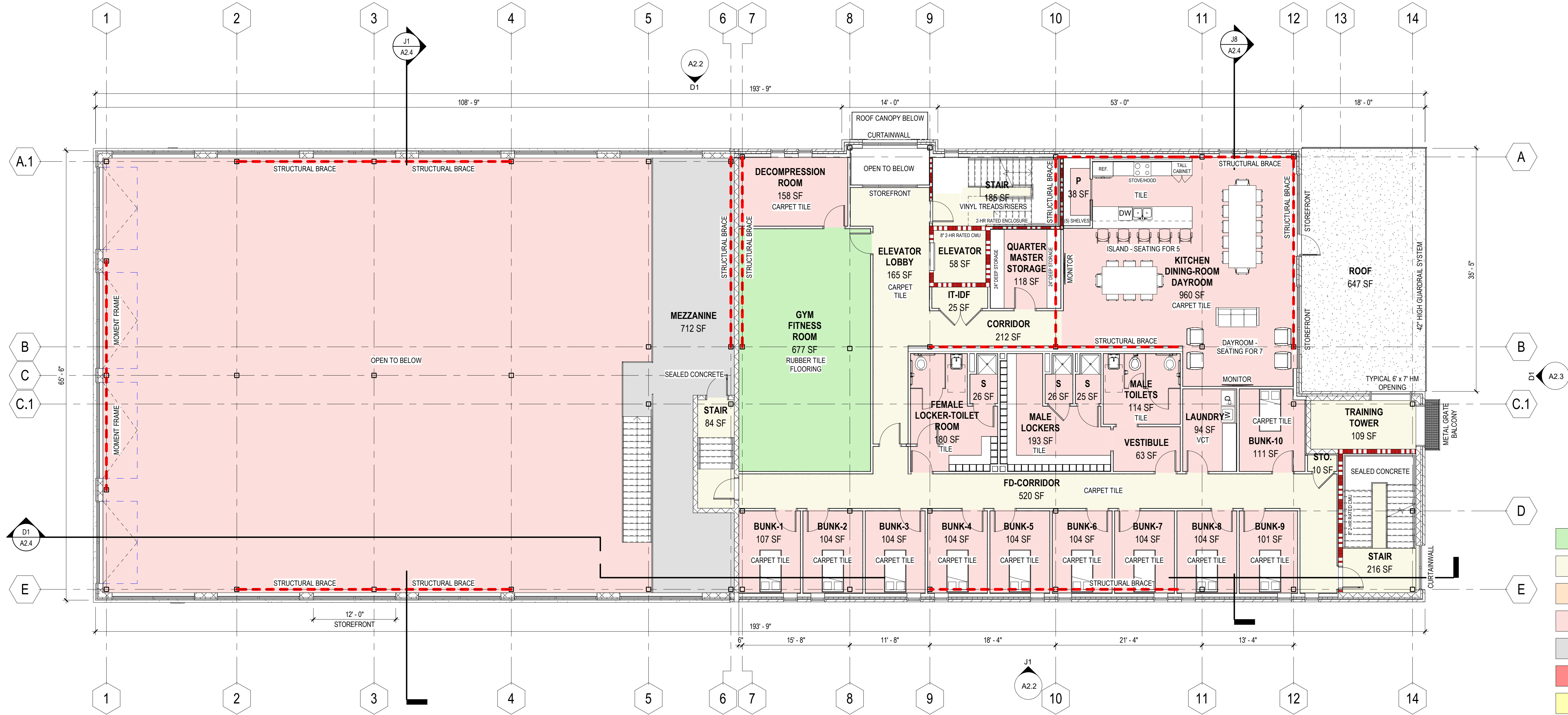
INTERIOR WALL ASSEMBLY:
5/8" GYPSUM BOARD (EACH SIDE)
3 5/8" METAL STUDS @ 16" O.C.
ACOUSTIC BATT INSULATION

CEILING ASSEMBLY - APPARATUS/FACILITY SUPPORT:
EXPOSED CEILINGS

TYP. CEILING ASSEMBLY:
2 x 2 SUSPENDED CEILING SYSTEM

FLOOR ASSEMBLY - APPARATUS:
FINISH - SEE PLAN
CONCRETE SLAB
RADIANT HEATING
VAPOR BARRIER
2" RIGID INSULATION

TYP. FLOOR ASSEMBLY:
FINISH - SEE PLAN
4" CONCRETE SLAB
VAPOR BARRIER



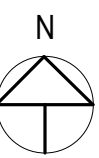
E1 SECOND & MEZZANINE FLOOR PLAN
A1.2 1/8" = 1'-0"

- COMMON SPACE
- FACILITY SUPPORT
- FIRE ADMINISTRATION
- FIRE STATION
- FIRE SUPPORT
- HOT ZONE
- WARM ZONE

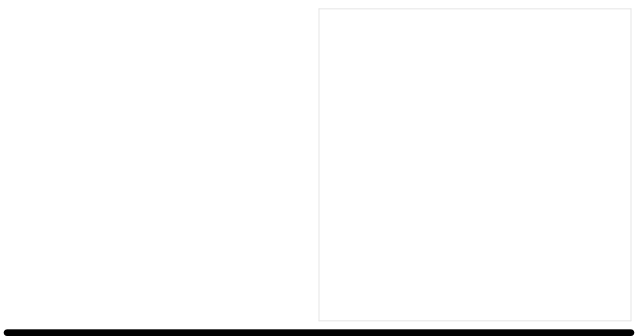
PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT

12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



CONTENT: SECOND FLOOR & MEZZANINE PLAN AND GENERAL NOTES	
DRAWN BY:	JEA III
PROJECT NO:	19-044-00
DATE:	05/01/2023
REVISED:	
SCALE:	1/8" = 1'-0"
A1.2	
Project Phase SCHEMATIC DESIGN	
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DEPARTMENT

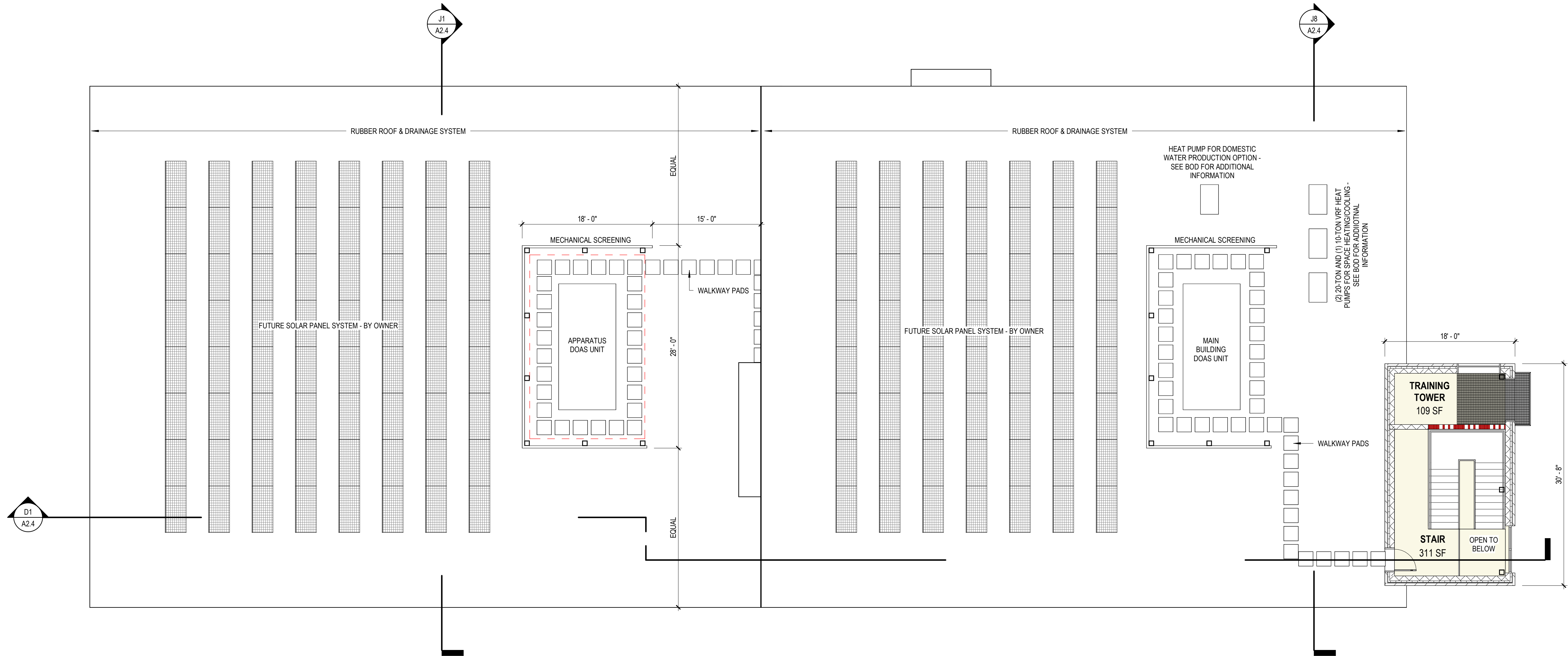
12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



CONTENT: THIRD FLOOR PLAN AND GENERAL NOTES	
DRAWN BY:	JEA III
PROJECT NO:	19-044-00
DATE:	05/01/2023
REVISED:	
SCALE:	1/8" = 1'-0"
A1.3	
Project Phase SCHEMATIC DESIGN	
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E1 THIRD FLOOR PLAN
A1.3 1/8" = 1'-0"

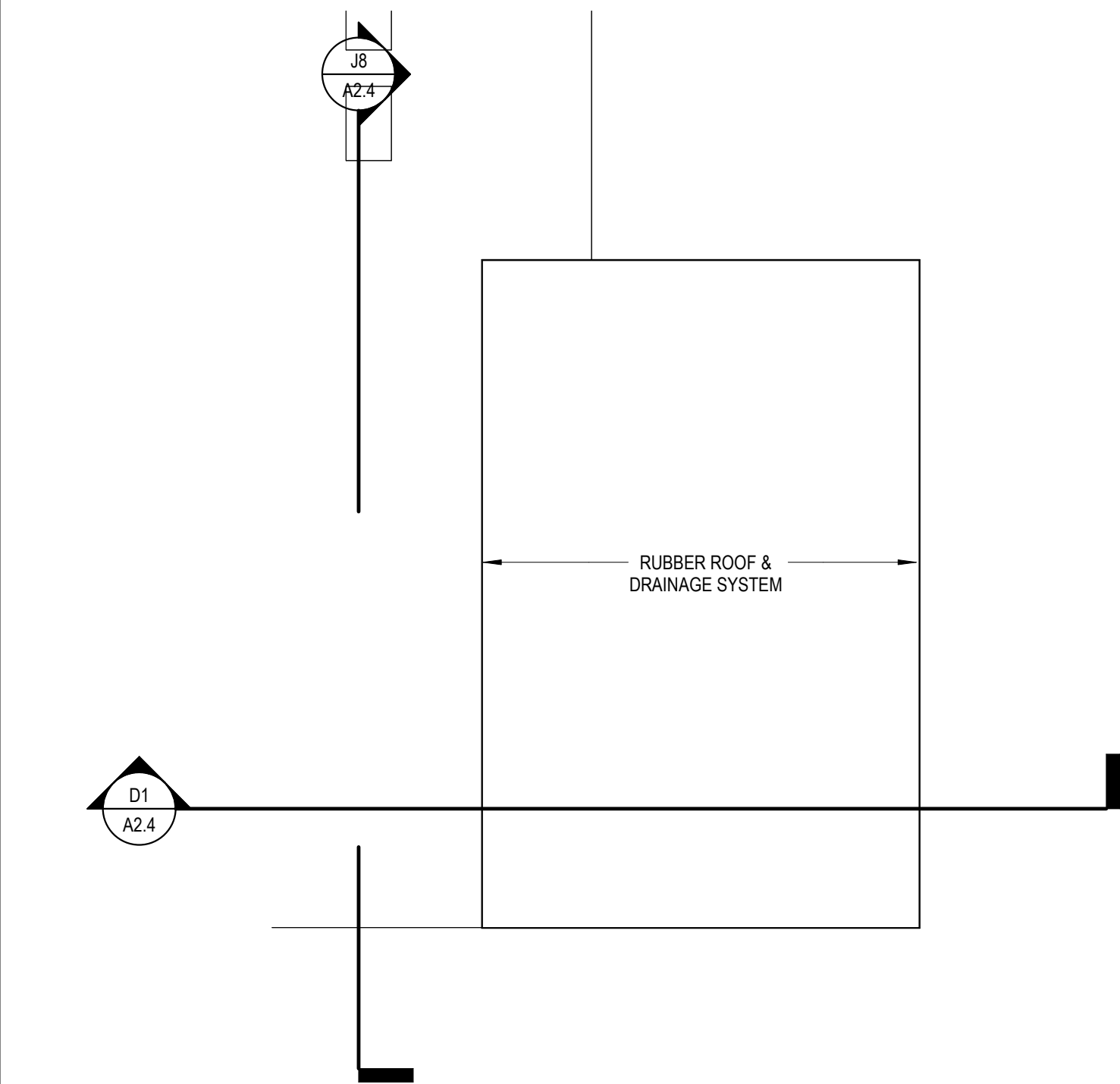
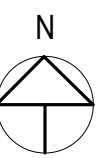


E1 ROOF PLAN
A1.4 1/8" = 1'-0"

**PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT**

12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



J11 STAIR TOWER
A1.4 1/8" = 1'-0"

CONTENT: ROOF PLAN	
DRAWN BY:	JEA III
PROJECT NO:	19-044-00
DATE:	05/01/2023
REVISED:	
SCALE:	1/8" = 1'-0"
A1.4	
Project Phase SCHEMATIC DESIGN	
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4/28/2023 10:50:45 AM C:\Projects\19-044-00 Lebanon Fire Dept\Sheet\02_1.jpg



E1
A2.1
PERSPECTIVE - SOUTH PARK STREET
1" = 1'-0"



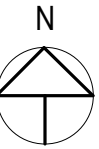
J1
A2.1
EXTERIOR PERSPECTIVE - CHURCH STREET
1" = 1'-0"

City of Lebanon

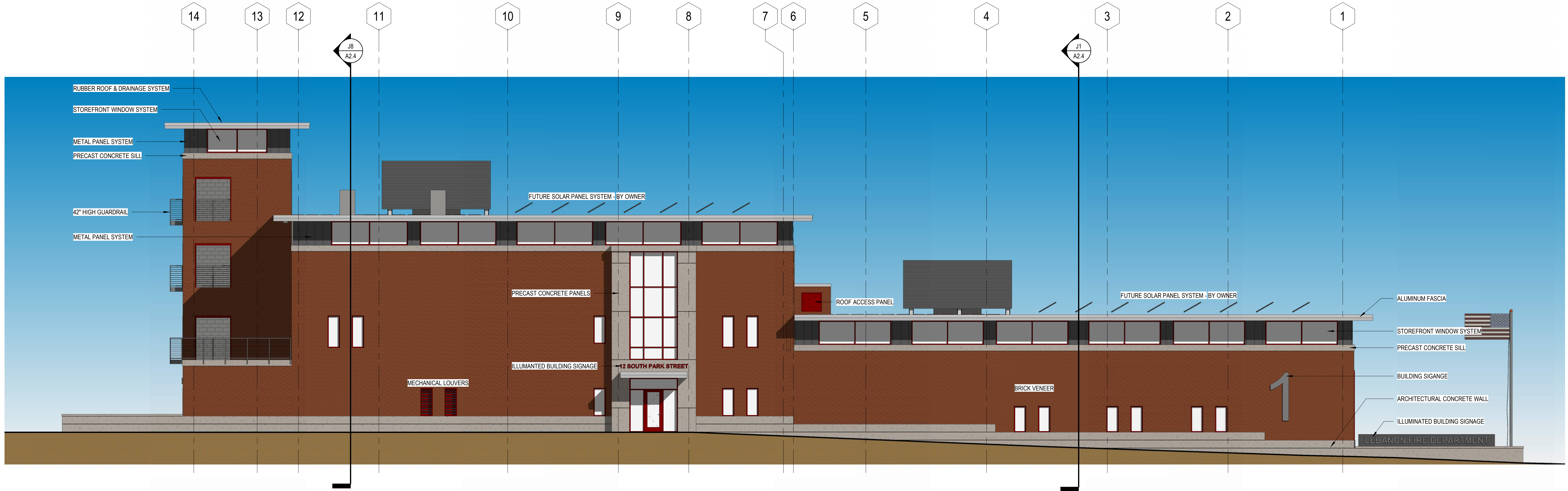
PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT

12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.	CONTENT: EXTERIOR PERSPECTIVES
	DRAWN BY: JEA III
	PROJECT NO: 19-044-00
	DATE: 05/01/2023
	REVISED:
I	SCALE: 1" = 1'-0"
	A2.1
	Project Phase
	SCHEMATIC DESIGN
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D1
A2.2
EAST ELEVATION - CHURCH STREET
1/8" = 1'-0"



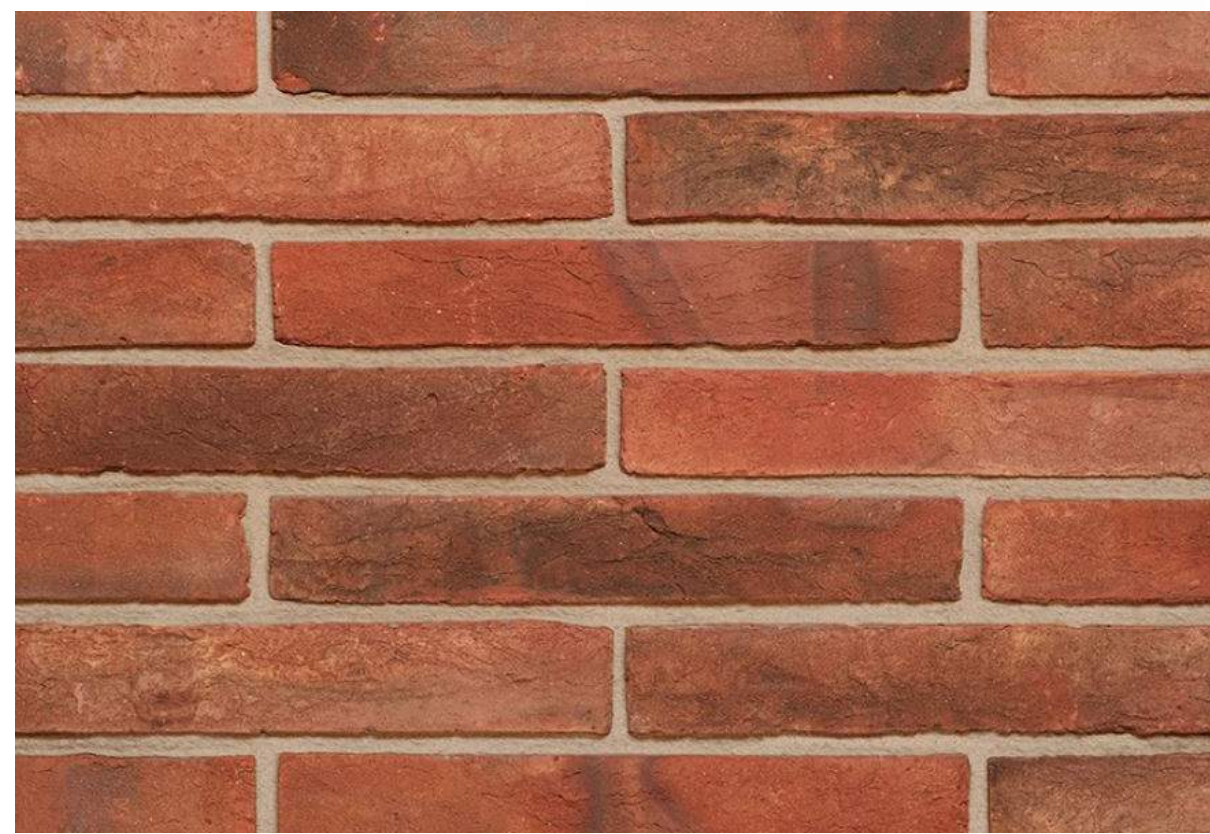
EPDM RUBBER ROOFING SYSTEM - TYPICAL AT ROOF.

F3
A2.2
RUBBER ROOFING SYSTEM
1" = 1'-0"



VERTICAL METAL WALL PANEL - TYPICAL AT CLEAR STORY AREA

F6
A2.2
VERTICAL METAL WALL PANEL
1" = 1'-0"



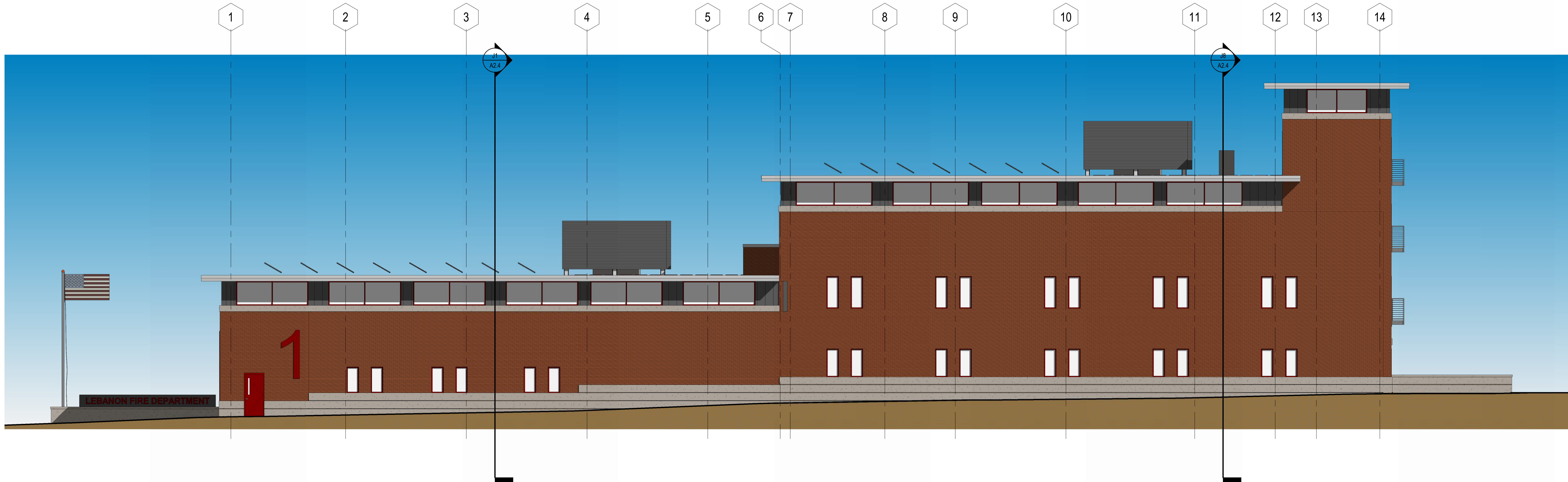
ARCHITECTURAL LINEAR BRICK VENEER (2 1/4" H x RANDOM L x 3 3/4" D)

F9
A2.2
EXTERIOR BRICK VENEER
1" = 1'-0"



CAST IN PLACE ARCHITECTURAL GRADE CONCRETE FOUNDATION WALL (SMOOTH FACE) WITH 1" x 1/2" HORIZONTAL REVEALS - TYPICAL AT BASE OF WALL AND RETAINING WALLS

F12
A2.2
ARCHITECTURAL GRADE CONCRETE
1" = 1'-0"



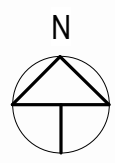
J1
A2.2
WEST ELEVATION
1/8" = 1'-0"

City of Lebanon

**PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT**

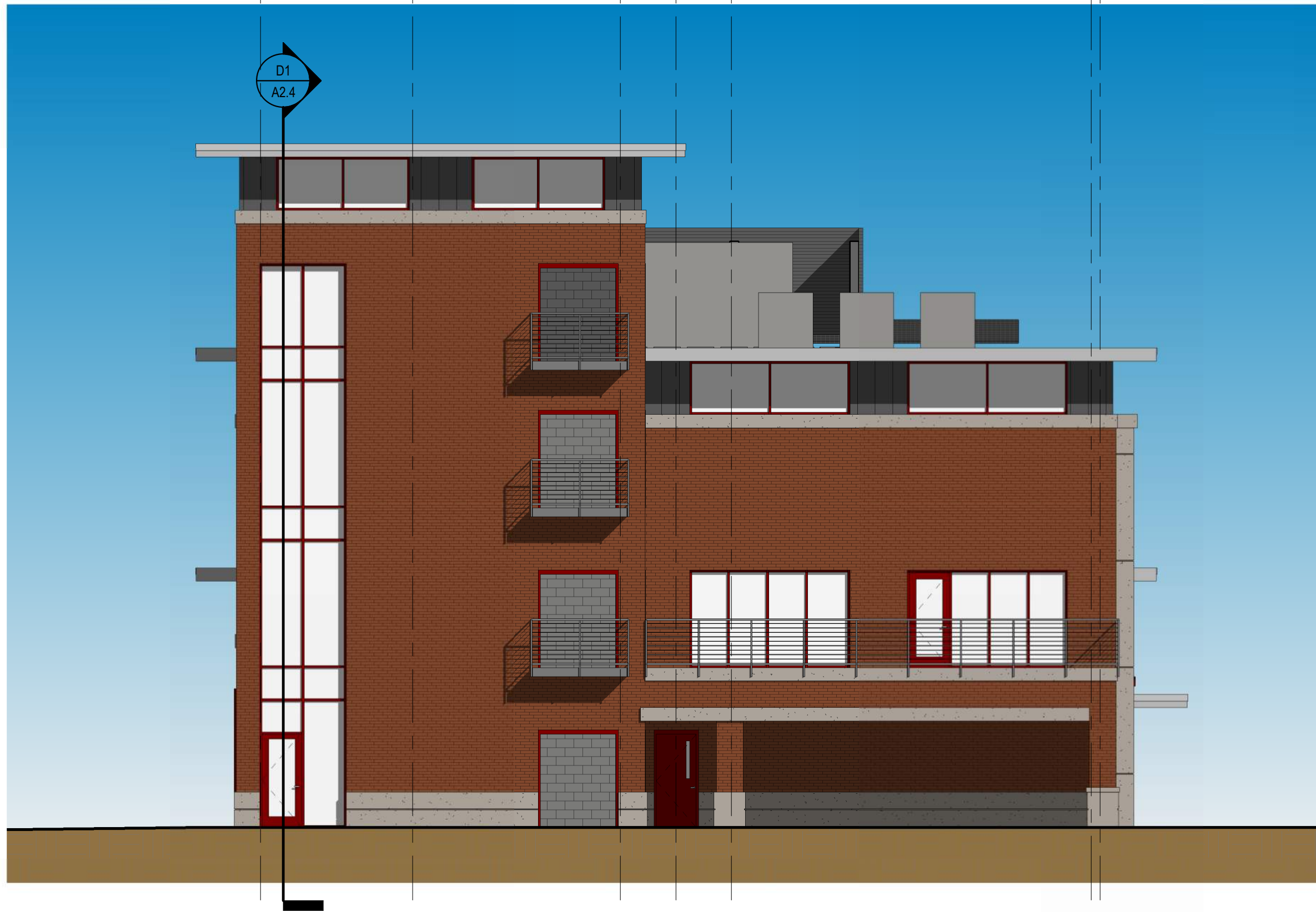
12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE

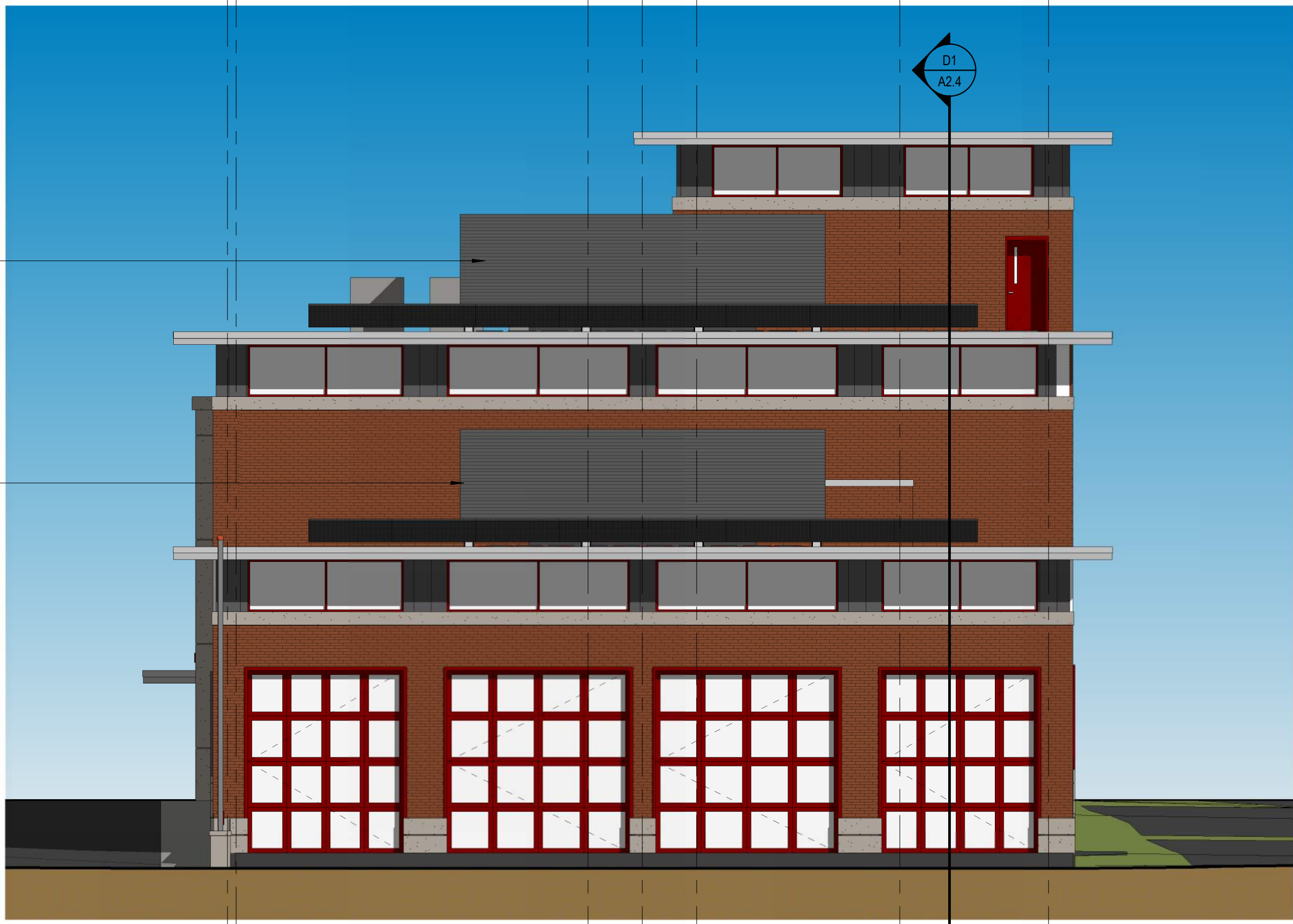


CONTENT: EXTERIOR ELEVATIONS
DRAWN BY: JEA III
PROJECT NO: 19-044-00
DATE: 05/01/2023
REVISED:
SCALE: As indicated
A2.2
Project Phase SCHEMATIC DESIGN
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4/28/2023 10:51:04 AM C:\Projects\19-044-00\Lebanon Firehouse\Sheet\02_2.dgn.rvt



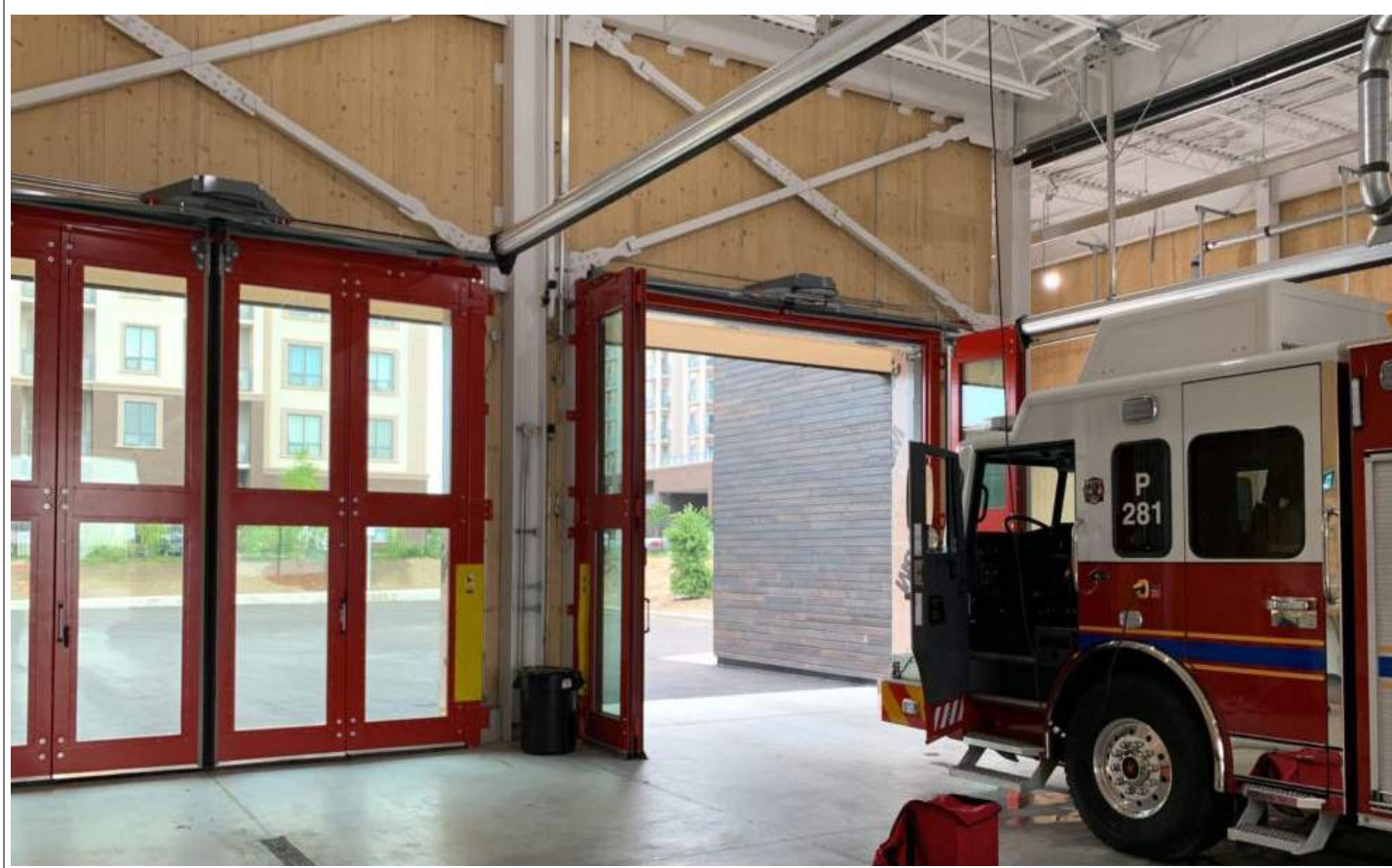
D1 SOUTH ELEVATION - REAR PARKING LOT
A2.3 1/8" = 1'-0"



D8 NORTH ELEVATION - SOUTH PARK STREET
A2.3 1/8" = 1'-0"



F9 MECHANICAL SCREENING
A2.3 1" = 1'-0"



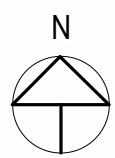
F12 APPARATUS OVERHEAD DOORS
A2.3 1" = 1'-0"

City of Lebanon

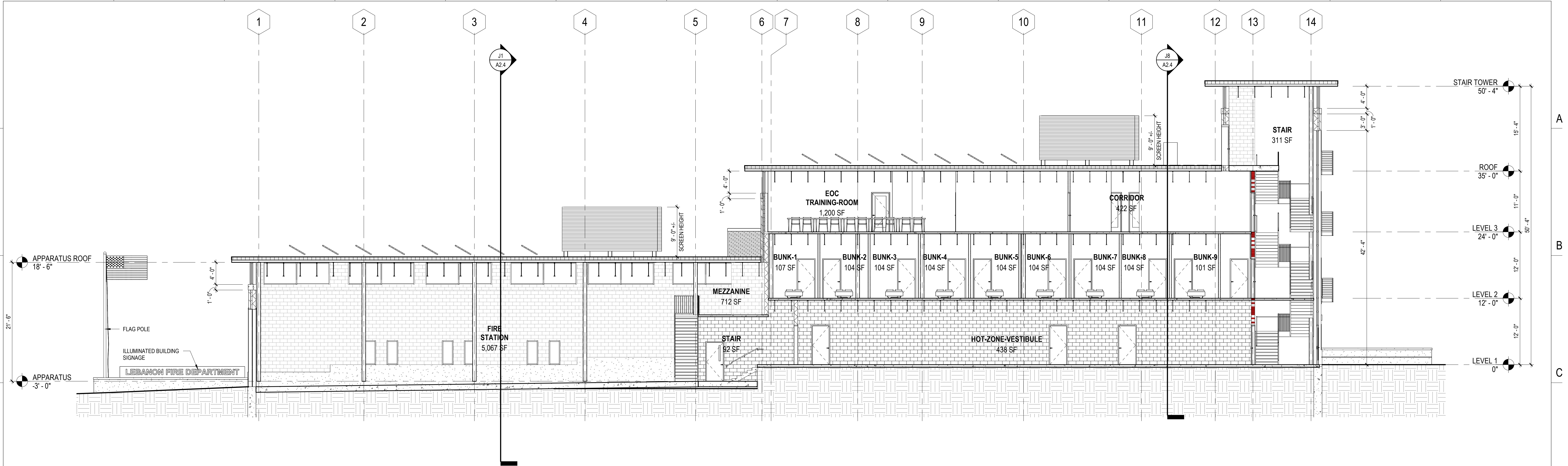
**PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT**

12 South Park Street
Lebanon, NH 03766

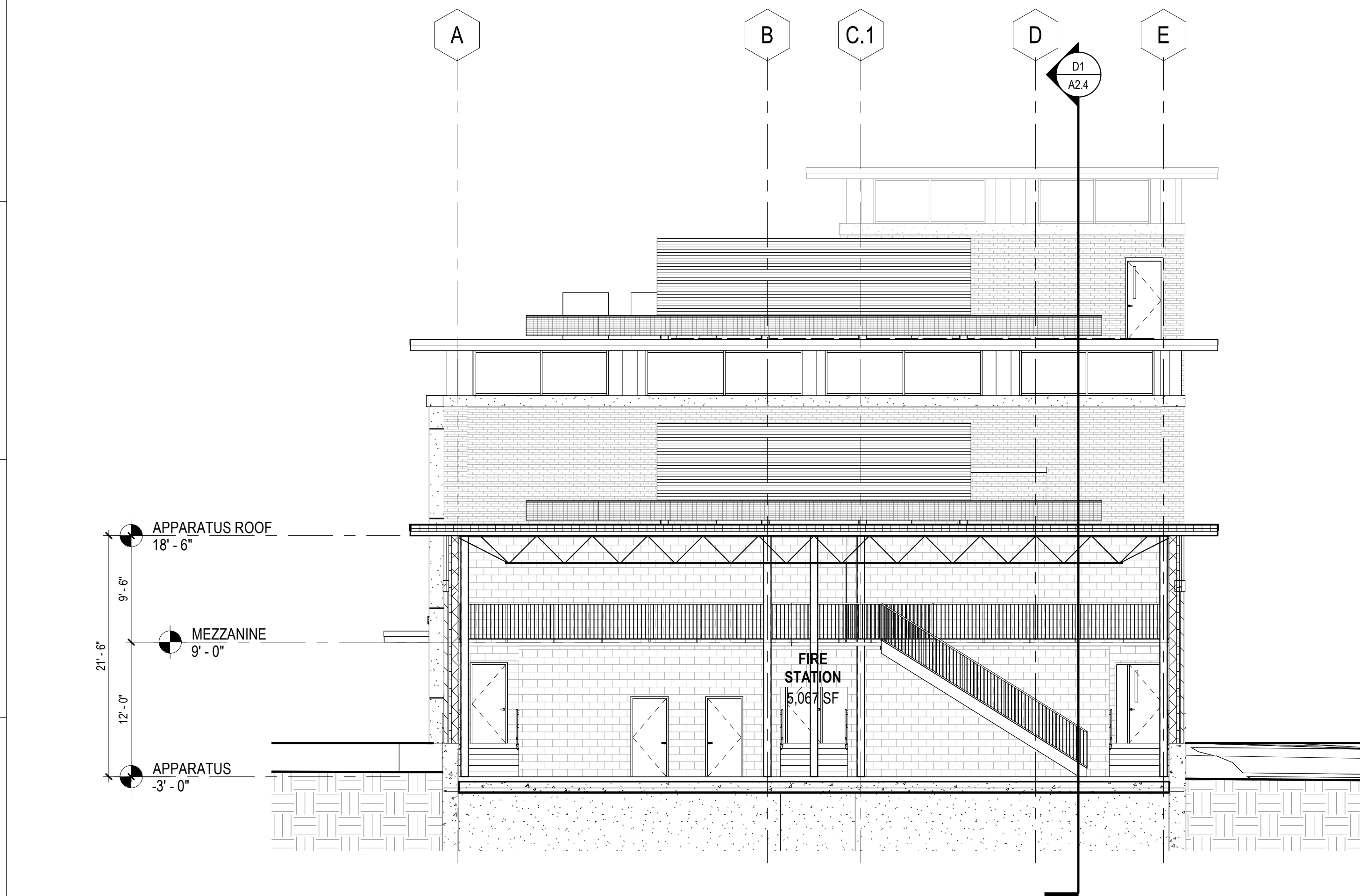
NO.	DESCRIPTION	DATE



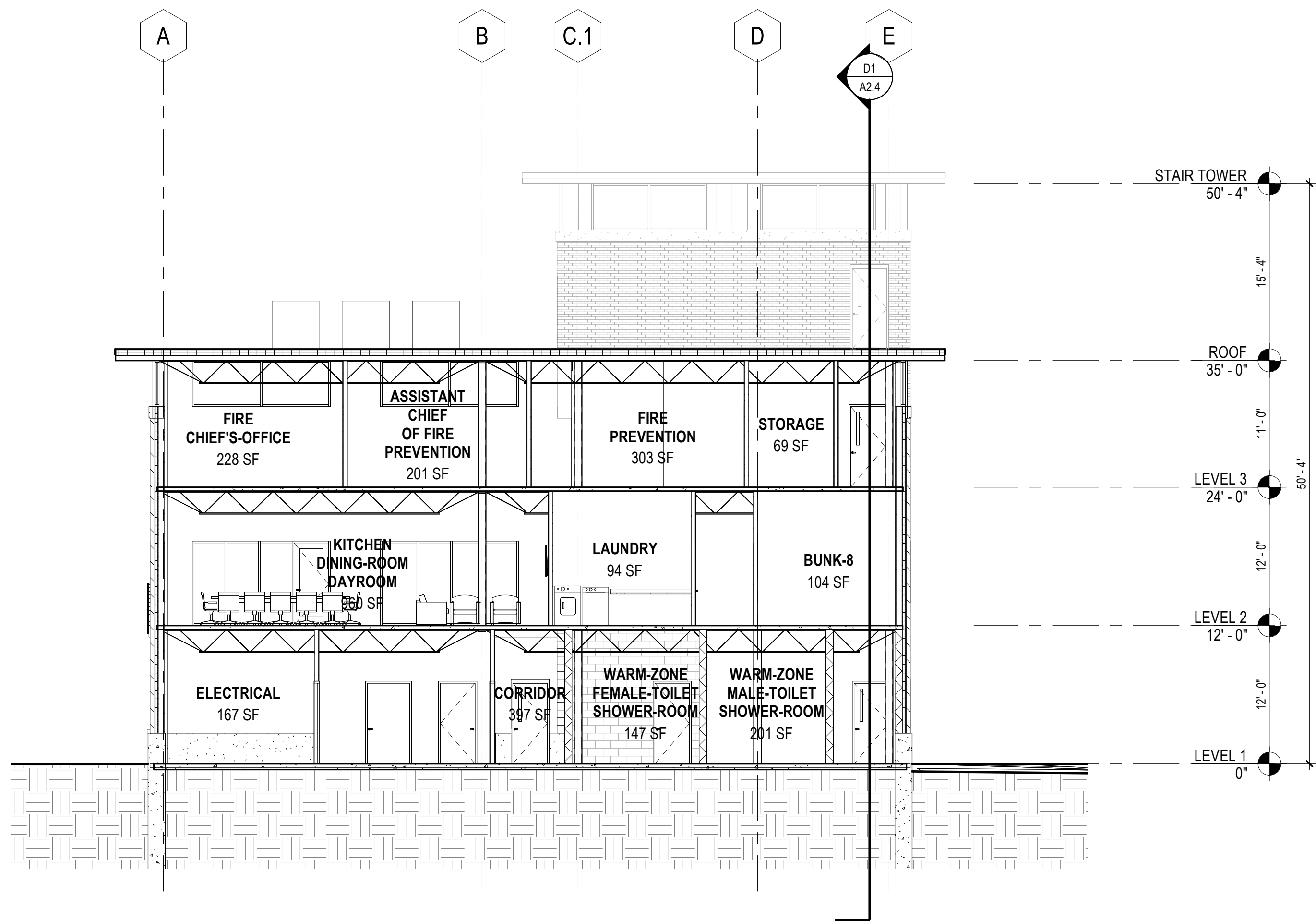
FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.	CONTENT: EXTERIOR ELEVATIONS
	DRAWN BY: JEA III
	PROJECT NO: 19-044-00
	DATE: 05/01/2023
	REVISED:
SCALE: As indicated	
A2.3	
Project Phase	
SCHEMATIC DESIGN	
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D1 BUILDING SECTION
A2.4 1/8" = 1'-0"



J1 BUILDING SECTION - APPARATUS
A2.4 1/8" = 1'-0"



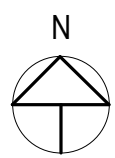
J8 BUILDING SECTION - STATION
A2.4 1/8" = 1'-0"

City of Lebanon

**PUBLIC SAFETY
BUILDING - FIRE
DEPARTMENT**

12 South Park Street
Lebanon, NH 03766

NO.	DESCRIPTION	DATE



CONTENT: BUILDING SECTIONS
DRAWN BY: JEA III
PROJECT NO: 19-044-00
DATE: 05/01/2023
REVISED:
SCALE: 1/8" = 1'-0"
A2.4
Project Phase SCHEMATIC DESIGN
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