



**LEBANON HERITAGE COMMISSION
MAY 15, 2024 - 2:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 900 167 337#). If you have trouble accessing this meeting, please [email catheryn.hembree@lebanonnh.gov](mailto:catheryn.hembree@lebanonnh.gov).

2. Public Review

- A. **City of Lebanon:** Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to replace the front doors and transom windows at the entry of City Hall/Lebanon Opera House. The property is located at 51 North Park Street, Tax Map 91, Lot 246, Lebanon, NH in the LD zone. HC2024-02

3. 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](https://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.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

Heritage Commission Historic District Review Staff Memorandum HC2024-02 May 8, 2024 6:00 P.M.

APPLICATION INFORMATION

Application #: HC2024-02

Agenda Item: 4.A

Application Type:
Historic District Review

Location:
51 N. Park Street
Tax Map 19, Lot 246

Applicant:
City of Lebanon City Hall/LOH

Property Owner:
City of Lebanon

Zoning District:
Lebanon Downtown

Property Size:
+/-0.52 acres

Overlay Districts:
Colburn Park Historic District

Previous HC Action (since 2020):
2023 – Exterior lighting
2021 – Exterior Stairs

Other Approvals Required:
Building Permit

Attachments:
Application, Photos, and
CIP Proposal with explanation of
project

HEARING NOTICE

City of Lebanon: Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to replace the existing front doors and transom windows in like kind. The property is located at 51 North Park Street, Tax Map 19, Lot 246, Lebanon, NH in the LD zone. HC2024-02.

COMPLETENESS REVIEW

This application has been reviewed in accordance with section §408 Historic District of the Lebanon Zoning Ordinance. The Planning Office recommends that the Heritage Commission accept the application as complete enough to accept jurisdiction and commence review.

BACKGROUND

The structure on sight was constructed in 1923. The building serves at the City Hall for the City of Lebanon and is also the home of the Lebanon Opera House. The front entry, where work is being done, is the focal point of the building and noticeable from much of downtown Lebanon.

PROPOSAL

The City of Lebanon is proposing to remove the existing six front doors of City Hall and replacing them with a similar door. Please see the images provided by the applicant for an example of the new doors. Also, as part of the project, the transom windows above the doors will be replaced. The new windows will look very similar to the existing but be more energy efficient.

ZONING ORDINANCE REQUIREMENTS

Historic Commission – Certificate of Approval

A Historic Commission Certificate of Approval is required Pursuance to: §408.4 *Certificate of Approval Required. A Certificate of Approval shall be obtained from the Heritage Commission in the manner set forth herein prior to the commencement of any of the following activities within any Historic District:*

B. The addition to, alteration, or repair of any existing building which would require the issuance of a building permit pursuant to the provisions of the Lebanon Building Code, unless such addition, alteration, or repair does not, in any way, alter the exterior of such building;

The proposed illumination project requires that the applicant obtain a building / electrical permit and it alters the exterior of the building. Therefore, a Certificate of Approval from the Historic Commission is required.

ZONING ORDINANCE REQUIREMENTS
Historic Commission – Criteria for Review

408.6 Criteria For Review.

In determining whether or not to grant a Certificate of Approval, the Heritage Commission shall keep in mind the purpose set forth in Section 408.2 herein and shall consider, among other appropriate factors, the following:*

- A. The historical or architectural value of a building and its setting;*
- B. In connection with additions, repair or restoration of any existing building, the compatibility of the exterior design, arrangement, texture, and materials proposed to be used in relationship to this existing building, its setting, and the Historic District as a whole; and,*
- C. The size, scale, and design of proposed construction in relationship to the existing surroundings, including consideration of such factors as a building's overall height, width, street frontage, number of stories, type of roofs, facade openings (windows and doors), and architectural details.*

When the Heritage Commission determines that it is necessary or advisable in order to preserve or protect historically and/or architecturally significant buildings, the Commission may require preservation and/or accurate reproduction of exterior architectural features. Preservation and/or reproduction measures shall be completed pursuant to the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Applications for Certificates of Approval may be denied if such denial is required to prevent construction or development which would conflict with the stated purposes of Section 408.2 herein.

**408.2 Purposes.*

The purpose of this Ordinance is to preserve the heritage and cultural resources of the City of Lebanon and, particularly, the City's structures and places of historic, architectural and community value in order to:

- A. Establish and preserve districts in the City which reflect elements of its cultural, social, economic, political, community, and architectural history;*
- B. Conserve property values in such districts;*
- C. Foster civic beauty;*
- D. Strengthen the local economy; and,*
- E. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City.*

APPLICATION AND SUPPORT STATEMENT

The applicant has submitted an application received by the Planning and Development Department on April 9, 2024, and has provided support documentation (see attached).

STAFF COMMENTS

Staff recognizes how important the front entryway is to the character of the Lebanon Opera House/City Hall. It is the part of the building most often used and viewed by the public. Staff appreciates the effort the applicant made in finding replacements that match the look and character of this historical building. Staff recommends that the Heritage Commission approves the application as submitted.

Respectfully submitted,

Catheryn Hembree, AICP

Planner, Heritage Commission Staff

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☒	OTHER (<u>Heritage</u>)

PROPERTY OWNER (APPLICANT):			
NAME: City of Lebanon		TEL.#: 603-442-6139	
MAILING ADDRESS: 51 North Park Str			
E-MAIL ADDRESS: Rich.Adams@lebanonnh.gov			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: Rich Adams		TEL.#: 603-442-6139	
MAILING ADDRESS: 51 North Park Str Lebanon NH 03766			
E-MAIL ADDRESS: Rich.Adams@lebanonnh.gov			
PROJECT LOCATION:			
TAX MAP #: 91	LOT#: 246	PLOT #: -	ZONE: DL
STREET ADDRESS OF PROJECT: 51 North Park Str			
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☒ YES ☐ NO			
FLOOD PLAIN ☐ YES ☒ NO			
SCOPE OF PROJECT: Replacement of six main (South) entrance doors and three transom windows.			
Repainting and minor repair of three arched entrances.			
TYPE OF OCCUPANCY:			
EXISTING	☐ VACANT	☐ ONE FAMILY	☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
PROPOSED	☐ VACANT	☐ ONE FAMILY	☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
IF USE IS <u>COMMERCIAL</u> OR <u>INDUSTRIAL</u> , PLEASE NOTE <u>SPECIFIC</u> USE: <u>Commercial (Government)</u>			
SIGNATURE BLOCK:			
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on <u>May 8th</u> , 2024, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.			
PROPERTY OWNER: <u>Shawn Mulholland</u>		DATE: <u>Apr 11, 2024</u>	
NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.			
PROPERTY OWNER: <u>Shawn Mulholland</u>		DATE: <u>Apr 11, 2024</u>	

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
4/9/2024	91-246	HC2024-02			

SECTION 408

HISTORIC DISTRICT.

408.1 Authority.

This section is enacted pursuant to RSA 674:46. The City of Lebanon Heritage Commission shall have the authority granted to it by RSA 674:44-a through d, et. seq., and this Ordinance.

408.2 Purposes.

The purpose of this Ordinance is to preserve the heritage and cultural resources of the City of Lebanon and, particularly, the City's structures and places of historic, architectural and community value in order to:

- A. Establish and preserve districts in the City which reflect elements of its cultural, social, economic, political, community, and architectural history;
- B. Conserve property values in such districts;
- C. Foster civic beauty;
- D. Strengthen the local economy; and,
- E. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City.

408.3 Delineation of Historic Districts.

The areas and boundaries of the Historic Districts are shown on maps which are hereby designated as the Historic District Map of the City of Lebanon and made a part of this Ordinance and the Official Zoning Map of the City of Lebanon, together with all future amendments. The official map shall remain on file in the Office of the Zoning Administrator and with the City Clerk.

408.4 Certificate of Approval Required.

A Certificate of Approval shall be obtained from the Heritage Commission in the manner set forth herein prior to the commencement of any of the following activities within any Historic District:

- A. The construction of any new building;
- B. The addition to, alteration, or repair of any existing building which would require the issuance of a building permit pursuant to the provisions of the Lebanon Building Code, unless such addition, alteration, or repair does not, in any way, alter the exterior of such building;
- C. The following activities, whether or not a building permit is required for such activities:
 - 1. Roofing or re-roofing if the roof plane is changed;
 - 2. Siding, including new and re-siding, if it involves a change of design or materials;

3. Replacement of doors and windows if it involves changes in the size, location, or number of openings in the exterior or facade of a building.
4. Replacement or enclosure of porches, decks, and patios if it involves a change in size, location, design, and/or materials;
5. Replacement of exterior stairs, landings, and overhangs if it involves a change in size, location, design, and/or materials;
6. Demolition or moving of a building or accessory building.

No building permit (when applicable) shall be issued prior to the receipt of a Certificate of Approval for the above-described activities.

408.5 Activities Not Requiring Certificates of Approval.

The following activities are exempt from review by the Heritage Commission, and no Certificate of Approval shall be required:

- A. Any repairs, alterations, or improvements that do not require a building permit pursuant to the Lebanon Building Code with the exception of the activities described in Section 408.4 herein;
- B. Any repairs, alteration, or improvements to the interior of the building;
- C. The re-roofing of a building, provided that the roof plane remains the same;
- D. Painting or re-painting of the interior or exterior of any building; and,
- E. Landscaping or fencing.

408.6 Criteria For Review.

In determining whether or not to grant a Certificate of Approval, the Heritage Commission shall keep in mind the purpose set forth in Section 408.2 herein and shall consider, among other appropriate factors, the following:

- A. The historical or architectural value of a building and its setting;
- B. In connection with additions, repair or restoration of any existing building, the compatibility of the exterior design, arrangement, texture, and materials proposed to be used in relationship to this existing building, its setting, and the Historic District as a whole; and,
- C. The size, scale, and design of proposed construction in relationship to the existing surroundings, including consideration of such factors as a building's overall height, width, street frontage, number of stories, type of roofs, facade openings (windows and doors), and architectural details.

When the Heritage Commission determines that it is necessary or advisable in order to preserve or protect historically and/or architecturally significant buildings, the Commission may require preservation and/or accurate reproduction of exterior architectural features. Preservation and/or reproduction measures shall be completed pursuant to the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Applications for Certificates of Approval may be denied if such denial is required to prevent construction or development which would conflict with the stated purposes of Section 408.2 herein.

408.7 Application Procedures.

The following procedures and any rules of procedure duly adopted by the Heritage Commission shall be followed in processing applications for Certificates of Approval:

- A. Written application for Certificates of Approval shall be made no later than 12:00 noon of the 15th calendar day prior to a regularly scheduled meeting of the Heritage Commission (to include the meeting date of the Commission) on forms provided by the Zoning Administrator, and the applicant shall pay an application fee as adopted by the City Council. The application may be filed simultaneously with any other application or request for City land use permits, and the issuance of a Certificate of Approval shall not be a precondition to the issuance of any other City land use permit with the exception of a building permit, when applicable.
- B. There shall be a public hearing on all applications for Certificates of Approval. The applicant and all abutters shall receive a notice of the public hearing by certified mail, and a public notice of the hearing shall be posted in at least two public places and shall be published in a newspaper of general circulation in the City of Lebanon. Said notice shall be given not less than five days, nor more than 30 days, before the date of the hearing.
- C. At its meeting, the Commission shall review the application for completeness as specified in Section 408.8 herein. If the application is determined to be complete, then the Commission shall vote to accept the application and commence with the public hearing. If the application is not complete, then consideration of the application shall be suspended until it is complete.
- D. The Commission shall review the application using the criteria set forth in Section 408.6 herein, and then shall act to approve, approve with conditions, or disapprove the application. In reviewing the application, the Commission may request reports and recommendations regarding the feasibility of the applicant's proposal from the Planning Board, Fire Chief, Building Inspector, Health Officer, and other administrative officials who may possess information concerning the impact of the proposal on the Historic District. The Commission may also seek advice from professional, educational, cultural, or other groups or persons as may be deemed necessary for the determination of a reasonable decision.
- E. Within 45 calendar days from the filing of the application, unless the applicant agrees, in writing, to a long review period, the Commission shall notify the applicant, in writing, of its action by means of the Certificate of Approval or Notice of Disapproval sent by certified mail. In case of disapproval, the Commission shall clearly set forth in a Notice of Disapproval the reasons for its action, with specific reference to standards contained in this Section.
- F. Simultaneously with notifying the applicant, the Commission shall file a copy of the Certificate of Approval with the Zoning Administrator and the Building Inspector. The Building Inspector shall not issue a building permit for any activity in an Historic District requiring a Certificate of Approval until receipt of said Certificate. In the case of a disapproval, the Notice of Disapproval shall be binding on the Building Inspector or other duly delegated authority and no permit shall be issued.

- G. Failure of the Commission to file said Certificate within the specified period of time shall constitute approval by the Commission.

408.8 Submittal Requirements.

All applications for a Certificate of Approval shall contain a written description of the work or activity for which approval is requested, together with plan and elevation drawings to scale and, where appropriate, photographs which, together, shall be sufficient to reasonably inform the Heritage Commission as to the type or nature of the activity applied for, the location of the activity, and the effect or impact on the exterior of the building(s) involved.

408.9 Removal or Demolition of Buildings.

No building shall be demolished or moved off its lot within any Historic District until at least one publication of notice of such demolition or removal has been published by the owner in a newspaper of general circulation in the area in which the building and lot are located, such notice to be published not less than 30 days prior to the date of such demolition or removal.

The purpose of this provision is to further the purposes of Section 408.2 and to afford a person or organization the opportunity to acquire, or to arrange for the preservation of, such building.

Notwithstanding the above, upon application to the City Building Inspector, any building substantially damaged as a result of fire or other disaster or constituting a public safety hazard shall be exempt from the provisions of this section.

408.10 Appeal.

Any person aggrieved by a decision of the Heritage Commission shall have the right to appeal said decision to the Zoning Board of Adjustment as provided by RSA 677:17. Such appeals shall be filed with the Zoning Board of Adjustment within 20 days of the filing of the Certificate of Approval or Notice of Disapproval with the Building Inspector.

408.11 Enforcement.

The provisions of this Section 408 shall be enforced as provided by State law and pursuant to Section 903 of this Ordinance.

PUBLIC HEARING NOTIFICATION LIST

IN ACCORDANCE WITH RSA 676:4, THE CITY SHALL NOTIFY THE FOLLOWING PERSONS, BY CERTIFIED MAIL, OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDERS OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS (AS DEFINED UNDER RSA 477:45) ON THE SUBJECT PROPERTY; HOLDERS OF EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS ON THE SUBJECT PROPERTY; AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, SOIL SCIENTIST, OR WETLANDS SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

THE APPLICANT SHALL PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
PROPERTY OWNER:	APPLICANT:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:

(Last Revised 10/09/09)

2024 - 2029 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT – DPW**
2. **PROJECT TITLE – City Hall Renovations - Future Phases**
3. **PURPOSE OF PROJECT REQUEST FORM**

This is the 4th and subsequent phases of the City Hall Renovations-Improvements and includes the following improvements:

- Front & East Side Entrance Renovation (2024)

4. **DEPARTMENT PRIORITY – Improve Safety, Maintenance and Efficiency**
5. **LOCATION - City Hall**
6. **PROJECT DESCRIPTION/JUSTIFICATION**

1. Front and East side entrance renovation 2024: Replacement of six front entrance doors and transom windows, insulation of south exterior wall, repair and repainting for arched entryway woodwork. Replacement of East entrance electric doors.	\$ 150,000
TOTAL 2024-2029	\$150,000

2024 City Hall CIP – Entrances’ Renovations

- Replacement of six front entry doors that are 25+ years old. Existing non-insulated doors are not energy efficient, with cracked panels, single pane glass, and do not close/seal properly creating potential security issues.

2024 - 2029 Capital Improvement Program

- Encasement or replacement of three single pane transom windows located over the three sets of double doors to prevent energy loss.
- Replacement/repair of woodwork and repainting in three front entrance exterior entryways due to weathering.
- Furring out and insulation of south facing brick wall with 6" foam insulation.
- East side entrance doors to be replaced with 1" low-E insulated glass. Existing doors that were installed in 2001 are not insulated.
- With LOH main lobby renovations to be concluded in early 2024 the entryway requires renovation to keep aesthetic continuity.

Energy savings estimates from the south entryway renovations are summarized below. These annual savings estimates are based on energy modeling done by Chase Pennoyer of Resilient Buildings Group using the New Hampshire Technical Reference Manual with our assumptions for insulation increases and air infiltration reductions:

South Entryway Energy Savings		
<u>FEATURE</u>	<u>GPY Propane Saved</u>	<u>\$ Saved/Year @\$1.54/gal.</u>
Doors, six – R1 --> R7	142	\$ 219
Transom Windows, three - R1 --> R2	21.2	\$ 33
Walls, R8 → R24	18.4	\$ 28
Infiltration – 1% Building Reduction	62	\$ 95
TOTAL:	243.6	\$ 375



2024 - 2029 Capital Improvement Program



2024 - 2029 Capital Improvement Program



2024 - 2029 Capital Improvement Program

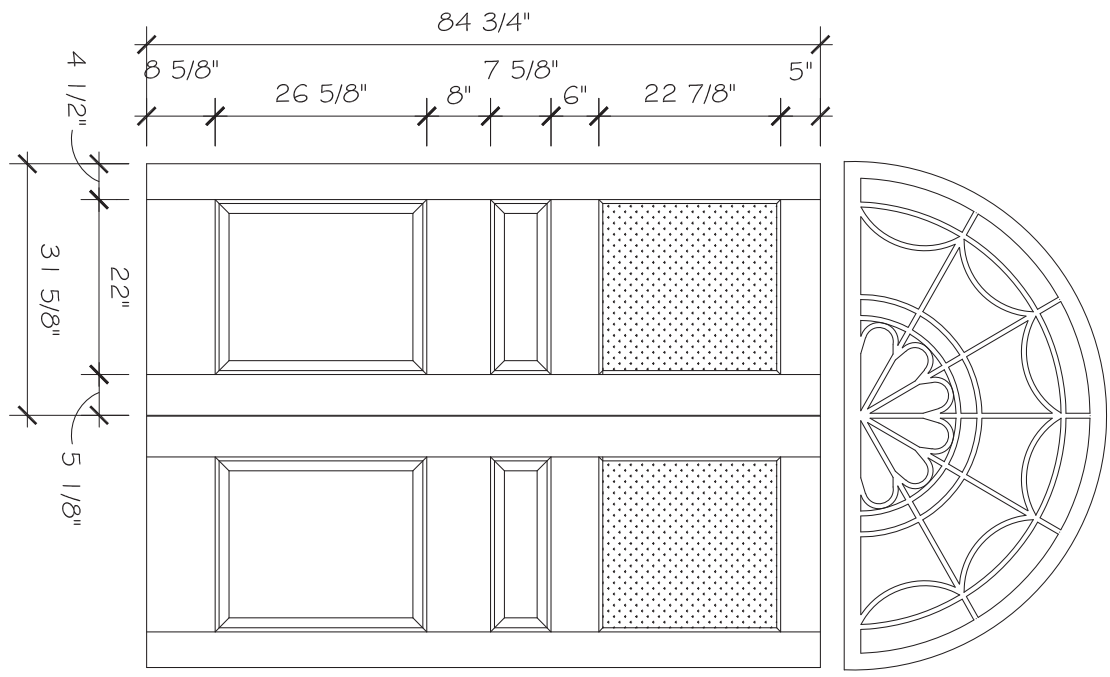


2024 - 2029 Capital Improvement Program

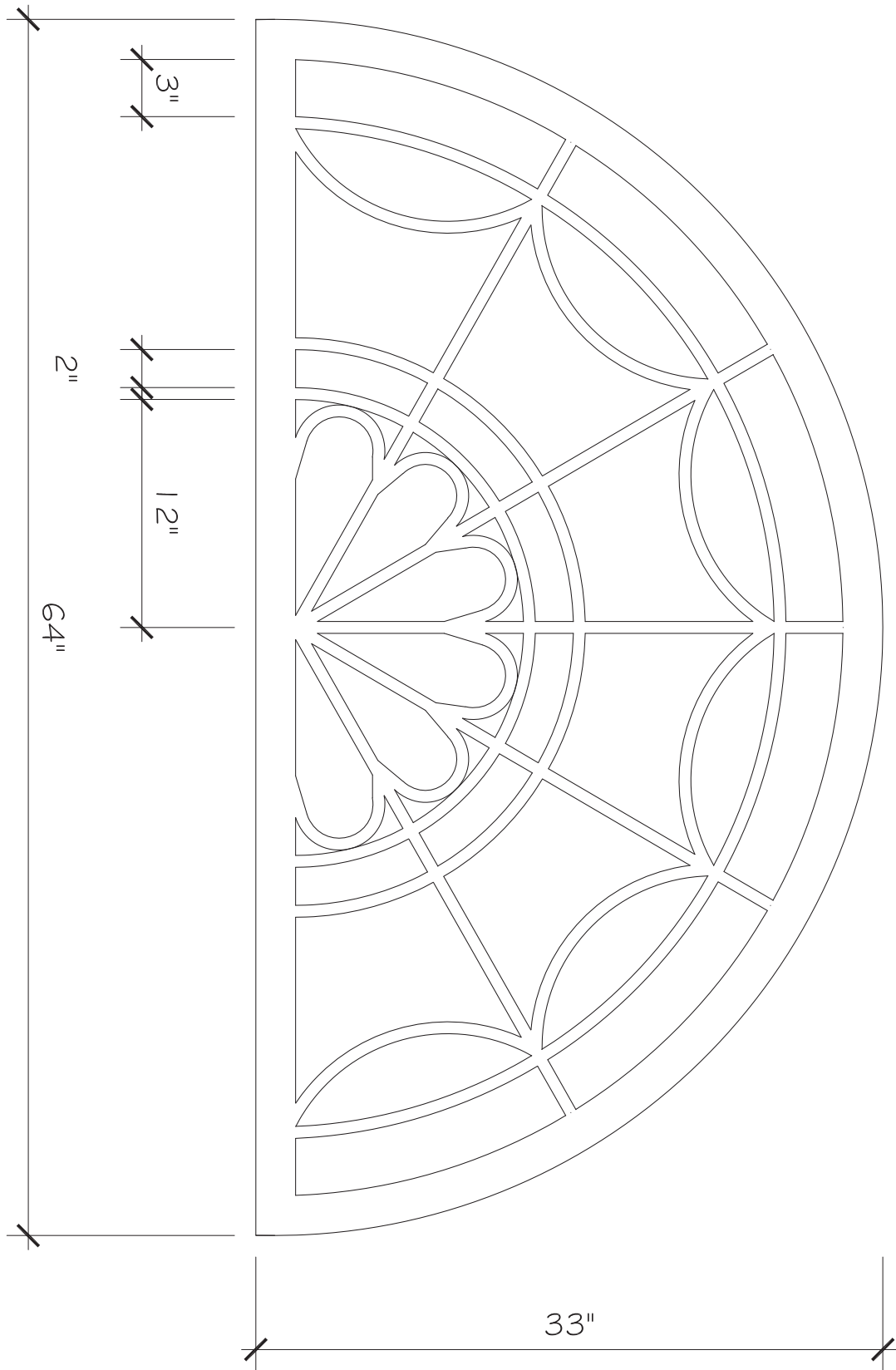
Energy savings estimates from the east entryway renovations are summarized below. These annual savings estimates are based on energy modeling for the south entryway (see above) with the following assumptions:

- Insulated glass with a low-E coating on the doors will increase the R value from 1 to 3.5.
- Pre-renovation air infiltration through the east doors is roughly one-third the estimated pre-renovation air infiltration through the south entry's six doors.

East Entryway Energy Savings		GPY Propane Saved	\$ Saved/Year @\$1.54/gal.
FEATURE		23.7	\$ 36
Doors, two – R1 → R3.5		20.7	\$ 32
Infiltration – .3% Building Reduction			
	TOTAL:	44.4	\$ 68



- GENERAL SPECIFICATIONS (DOOR)
- *DOORS TO RETROFIT INTO EXISTING FRAMES TO REMAIN
 - *2 1/4" THICK
 - *PAINT GRADE SAPELE MAHOGANY
 - *MACHINED FOR HINGES
 - *MACHINED FOR EXIT DEVICE (TEMPLATE REQUIRED)
 - *TEMPERED IG LOW E GLASS
 - *NEW SWEEPS
 - *CUSTOM STICKING
 - *CUSTOM RAISED PANELS
 - *QTY (3) PAIR



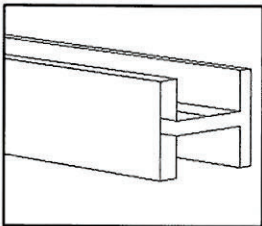
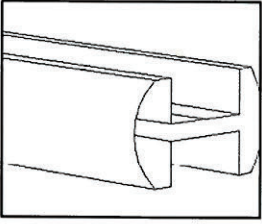
OF
SHEET
1

DISTRIBUTOR: Millwork Masters
 NUMBER: CCI - Lebanon.dwg DATE: 02/14/24
 DRAWN: Peter Brnger REV DATE:

City of Lebanon

MARVIN
 ARCHITECTURAL DIVISION

AVAILABLE CAMING (CHANNEL) OPTIONS

Caming Face	Lead (Grey)	Dark Lead (Charcoal)	Brass	Zinc (Silver)	Zinc Patina (Black)	Copper	FLAT PROFILE
							
Flat 7/32	-	-	✓	✓	✓	✓	
Flat 3/16	✓	✓	-	-	-	-	
Flat 1/4	✓	✓	-	-	-	-	
Flat 9/32	✓	✓	✓	✓	✓	✓	
Flat 3/8	✓	✓	✓	✓	✓	✓	
Flat 1/2	✓	✓	✓	✓	✓	-	
Flat 9/16	✓	✓	-	-	-	-	
Flat 3/4	✓	✓	-	-	-	-	
Round 7/32	✓	✓	✓	✓	✓	✓	
Round 3/16	✓	✓	✓	✓	✓	✓	
Round 1/4	✓	✓	✓	✓	✓	✓	
Round 5/32	✓	✓	-	-	-	-	
Round 15/64	✓	✓	-	-	-	-	
Round 19/64	✓	✓	-	-	-	-	
Round 11/32	✓	✓	-	-	-	-	
Round 31/64	✓	✓	-	-	-	-	
Round 3/8	✓	✓	-	-	-	-	

AVAILABLE APPLIED LEAD TAPE OPTIONS

Applied lead tape is an option for rectangular or diamond grids where there are weight or unit thickness limitations. Standard tape is available in widths of 1/4", 1/2" or 3/8".

All lead and zinc caming as well as applied lead tape, can be darkened with patina to achieve an "aged" look.





WOPPER

7/32" ROUND

9/32" FLAT

BRASS

3/8" FLAT

7/32" ROUND

ZINC PATINA

3/8" FLAT

7/32" ROUND

NATURAL ZINC

3/8" FLAT

1/4" FLAT

DARK LEAD

3/8" FLAT

1/4" ROUND

NATURAL LEAD

3/8" ROUND