

FINAL

**LEBANON HERITAGE COMMISSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY JUNE 12, 2024 6:00 PM**

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: Catheryn Hembree (Associate Planner, Planning Department)

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 6:00pm. Ms. Hembree reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. APPROVAL OF MINUTES

A. April 10, 2024

Amendments:

Page 2, Line 45: Edit to read: "...names for the two pocket parks noted by Ms. Hembree"

Page 3, Line 32: Edit to read: "The group also discussed whether to locate signs in places where the trails meet within the City, for example, to mark where the Northern Rail Trail ends, and the Mascoma River Greenway begins (or vice versa)."

A MOTION was made by Devin Wilkie that the Heritage Commission approves the April 10, 2024 Meeting Minutes as amended. The Motion was seconded by Jeremy Rutter.

**** The vote on the Motion was approved (3-0, with Matt Smith abstaining).***

B. May 15, 2024

A MOTION was made by Devin Wilkie that the Heritage Commission approves the May 15, 2024 Meeting Minutes as presented. The Motion was seconded by Matt Smith.

**** The vote on the Motion was approved (3-0, with Jeremy Rutter abstaining).***

3. PUBLIC REVIEW

A. HSD, LLC: Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to replace the storefront windows at the entry of the Dartmouth Health Women's Resource Center. The property is located at 9 Hanover Street, Tax Map 91, Lot 243, Lebanon, NH in the LD zone. HC2024-03

Mr. John Hochreiter, of HSD, gave an overview of the project. He said the original windows, dating back to 1901, were sinking into the frames and had to be replaced. He said the planned replacements are aluminum Marvin Windows that will be painted to be consistent with the building. He said manufacturers no longer make whole panels of glass as large as the originals, so the new ones will be slightly different. Mr. Rutter noted the excellent condition of the 125-year-old windows. Mr. Smith said he looked at the windows of many of the other structures on the mall, and said they are also aluminum clad, so these will be in keeping with the other structures in the area.

A MOTION was made by Jeremy Rutter that the Lebanon Heritage Commission approves the request for the Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to replace the storefront windows at the entry of the Dartmouth Health Women's Resource Center. The property is located at 9 Hanover Street, Tax Map 91, Lot 243, Lebanon, NH in the LD zone. The Motion was seconded by Matt Smith.

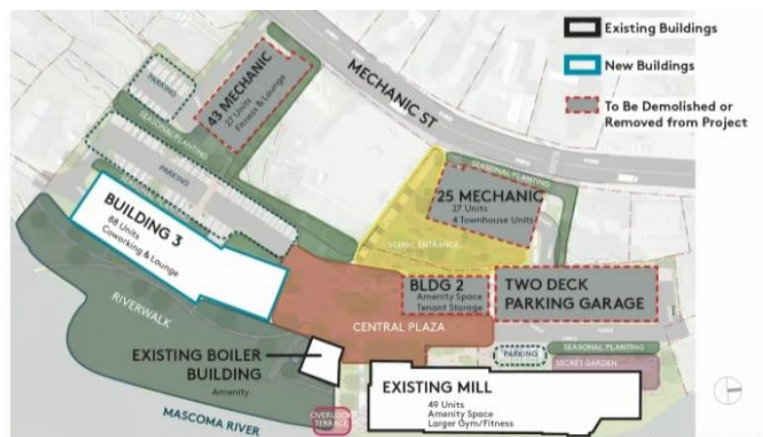
**** The vote on the Motion was approved (4-0).***

Chair Ford Burley said the group would hear an update on the Lebanon Woolen Mill project next, which was not on the published agenda for this meeting.

Mr. Jon Livadas, Mr. Eric Robinson, and Mr. Luke Stevenson from RODE Architects, as well as Mr. Scott Newman (historic consultant) were present to discuss the project.

Mr. Livadas gave an overview of the status of the project plan to renovate the Woolen Mill buildings into a residential complex:

- Renovations to the large mill building, the boiler building, and the offices/garage building
- Removal of the 25 and 43 Mechanic Street structures
- Addition of a two-story parking deck
- Demolition of the small brick building (Building 2) in the front of the mill building
- Renovations to the stair tower structure



Mr. Newman noted the degraded condition of the buildings, which he said led to the decision to demolish the indicated structures instead of being able to preserve them. He said they want to

honor the history of the original structures and build something new that fits in with the broader property.

The group discussed the roofline on the main building and the tower structure. Mr. Livadas said the side of the mill building that faces the river is in excellent condition and only the windows will be replaced. He said they will be removing the overhang near the area where the bridge is located. He said they have not finalized the plans for the bridge except that it will no longer be traversable.

Mr. Livadas said they will be presenting the updated plans to the Planning Board in July. Chair Ford Burley reminded the group that the Heritage Commission does not have jurisdiction over this project. She asked if photos of the original structures could be taken for the Historical Society and Mr. Livadas said Mr. Newman has taken many photos of the buildings.

4. PLANNING BOARD APPLICATION FOR REVIEW & COMMENT

A. Brickyard One Nominee Trust, 174 Hanover Street Ext (Tax Map 48, Lot 4), 0 Hanover Street Ext (Tax Map 48, Lot 2), 0 Hanover Street Ext (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3: Site plan review for a proposed 474-unit multi-family residential development totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements. PB2024-22-SPR

Ms. Hembree said the Planning Board has asked the Heritage Commission to review the plans for this project, which is located on the site of the former Densmore Brickyard, and to provide comments and/or recommendations in an official memo.

Mr. Rutter noted that the plans, which are for several four- and five-story residential housing structures, do not include how the historic buildings at the site will be restored or preserved. Chair Ford Burley said the plans indicate that all existing buildings will be removed except for two kilns and one small structure at the corner of the property. The group discussed the historic significance of the site, and how the present plans do not seem to honor that significance. Chair Ford Burley noted that the proximity of the site to the elementary/high school should make it ideal as an educational experience about part of Lebanon's history.

Mr. Rutter said this Brickyard had been a major industrial installation in the City more than 100 years ago, and this area of town was mentioned in the Route 120 Corridor Study to potentially be used as a community gathering space and a historical site for the City. Mr. Rutter also noted that there are more than 100 acres of trails behind the site which are an incredible resource for the City and the proposed plans seem like the wrong use of such an important resource.

The group suggested the memo to the Planning Board should include (but not be limited to) the following recommendations:

- Request a detailed presentation of the project
- Ask whether a preservation consultant is on staff to advise on how to develop a historic site

- Request preservation of more of the original structures than indicated in the current plans
- Add recognition of the role this site played in the City's history
- Provide context for the kiln structures (via appropriate signage and information)
- Provide better access to the site for residents other than those who will live there

Chair Ford Burley said she would draft the memo and share it with the other Commission members for their review/comments/input. Ms. Hembree noted that the project will be presented at the July 8 Planning Board meeting, so she will need the final draft before that date. Mr. Rutter said he would be at the Planning Board meeting and would be glad to speak about the memo.

5. STUDY ITEMS

A. Approve Text for LOC/Storr's Hill Landmark Designation

Chair Ford Burley said she edited sections of the text of the Storr's Hill Landmark Designation to read as follows:

- "The ski area dates back to around 1930, when Erling Heistad and Niles Backstrom began cutting trails from the Townsend Farm down to Storrs Hill."
- "The Lebanon Outing Club, founded in 1923, has been operating the ski hill for decades."
- She said Mr. Heistad had texted her to say that the original ski jumps still exist, but she said she only knew of one existing ski jump, so she said she edited the text to read "An existing ski hill still exists."

A MOTION was made by Jeremy Rutter to approve the edits as made and presented by Lebanon Heritage Commission Chair Nicole Ford Burley. The Motion was seconded by Matt Smith.

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

B. Recreation, Arts, & Parks Partnership Items

• Names of Pocket Parks off Bridge Street and Beside Tunnels

Ms. Hembree said she has not received any feedback from the Recreation, Arts, & Parks team on the name ideas that the group suggested at a previous meeting.

• Northern Rail Trail Signage

Ms. Hembree reminded the group that one of the Heritage Commission's items on the Strategic Plan is to have signage on the rail trail.

Chair Ford Burley shared the following suggested locations / information for signs on the Rail Trail:

Location	Information

Parking lot near CCBA (near the start of the trail)	History of when the railroad came to Lebanon and when it was converted into trail
Near the covered bridge at Chandlers Mill	History of Chandlers Mill
Payne Road at end of Mascoma Lake between Rte 4 and Rte 4A	History of East Lebanon and 1840 Fire
Near Mill Road	Geological history of the area
Beyond Riverside Dr near Stoney Brook	Construction of railroad and associated landscape alteration
Near Pumping Station Dam	History of the mill that was in this area
Bank Street Extension	History of covered bridges (Amsden Bridge)
Spencer Street	History of the center of industry in Lebanon
Behind former Junior High School	History of the High School and the Basin

Mr. Smith reminded the group about the interpretative signage they previously discussed for the Jones Crossing intersection area in Lebanon.

The group discussed adding to and updating the historic district signage in and around the Colburn Park area. They discussed designs for signs on buildings in the historic district, like what has been installed in Enfield, which include the name of the buildings as well as a sentence or two about the histories.

The group discussed the Commission's budget. Ms. Hembree said she added funding for 8-10 landmark designation plaques to the budget for this year. She also noted that the group needed to decide how to pay for the abatement of lead and asbestos from Dana House, should the costs exceed the grant that has been designated for Dana House upgrades.

- **Mural Depicting Lebanon History – Update**

Ms. Hembree said she has not received any new information on the mural. Mr. Wilkie said he would attend the next Arts & Culture meeting and speak about this item.

C. Dana House Update

- **Lead & Asbestos Testing Results**

Ms. Hembree said there was a lot less lead and asbestos abatement needed at the site than was originally expected. She said they have been offered a display case in City Hall to display items from Dana House as long as they can be connected with aspects of Lebanon's history. Chair Ford Burley said there are a lot of Historical Society items in boxes in Dana House.

- **Abatement Quotes**

Ms. Hembree said they have not received the cost quotes yet.

D. Historic Districts

The group discussed the relationship between local zoning for historic districts and the National Register of Historic Places. Chair Ford Burley asked if an area could be on the National Register but not be zoned in Lebanon as a historic district.

- **Colburn Park District Update**

No update

- **Potential New Districts**

Ms. Hembree said, in her experience, the best outcomes for creating historic districts are ones that start as grassroots efforts. She said it is better to have the residents in favor of the idea first, rather than have the City make a decision without their input.

The group discussed the priority of having the Crafts Ave area in West Lebanon made a historic district.

E. OTHER BUSINESS

A. Reports from other Commissions/Boards

Mr. Rutter gave an overview of a cottage home development project on Crafts Ave that was presented for conceptual review at the Planning Board meeting this month. He noted that the project plan is for several house units to be built on a 1.3-acre lot.

Ms. Hembree reminded the group that the next CAMP training will be held July 11. She said there are 15 spaces left and registration is available on the City's website.

Chair Ford Burley said she will be giving a presentation on Saturday, June 22 at 2:00pm at the Carter House on the 1964 Fire to commemorate the 60th anniversary of the fire. She also said the Historical Society wants to clean out the Carter House, so additional work days will be planned for the near future.

6. ADJOURNMENT

Chair Ford Burley adjourned the meeting at 8:00pm.

Respectfully Submitted,
Paula Roux
Recording Secretary