



**LEBANON HERITAGE COMMISSION
FEBRUARY 12, 2025 - 6:00 PM
MEETING ROOM 3, 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: 839 496 112#). If you have trouble accessing this meeting, please [email catheryn.hembree@lebanonnh.gov](mailto:catheryn.hembree@lebanonnh.gov).

2. Approval of Minutes

- A. January 8, 2025

3. Open to the Public

- A. Presentation and Request for Personal Monument in Colburn Park

4. Public Review

- A. **Upper Valley Music Center, Inc.:** Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to construct a 2-story addition to their existing building located at 8 South Park Street, Tax Map 92, Lot 10, Lebanon, NH in the LD zone. HC2025-01

5. Study Items

- A. Landmark Properties Designations
B. Master Plan Chapter Update

6. Other Business

- A. Rail Trail Signage
B. Standing Reports from other Commissions/Boards

7. Future Agenda Items

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](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.

DRAFT

**LEBANON HERITAGE COMMISSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY JANUARY 08, 2025 6:00 PM**

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

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department), Rich Adams (Custodian)

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. ELECTION OF OFFICERS

A MOTION was made by Jeremy Rutter to nominate Nicole Ford Burley as Chair of the Heritage Commission. The MOTION was seconded by Devin Wilkie.

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

A MOTION was made by Nicole Ford Burley to nominate Matthew Smith as Vice Chair of the Heritage Commission. The MOTION was seconded by Jeremy Rutter.

** The Vote on the Motion was approved (3-0).*

3. APPROVAL OF MINUTES – December 11, 2024

Ms. Hembree noted that edits to the minutes for the November 13, 2024 meeting had not yet been made to the December 11, 2024 draft minutes. She reminded the group that these edits had not been captured by the recording due to technical difficulties at the December 11, 2024 meeting.

1 ***A MOTION was made by Devin Wilkie to provisionally approve the December 11, 2024***
2 ***Meeting Minutes, to include the amendments to the November 13, 2024 Meeting***
3 ***Minutes as proposed. The MOTION was seconded by Matt Smith.***

4 **** The vote on the Motion was approved (4-0).***
5

6 **4. PUBLIC REVIEW**

7 None
8

9 **5. STUDY ITEMS**

10 Chair Ford Burley said the group would discuss Study Item C first, which is out of the order
11 of the agenda for the meeting.
12

13 **C. Dana House Archive Display Case in City Hall**

14 Mr. Adams said the Dana House has been decommissioned and no longer has an active
15 security system or electricity. Chair Ford Burley said, on January 18 at 11am, a group
16 will be removing the artifacts that are too delicate to remain in the Dana House structure
17 and move them to the Carter House attic. She said the priority would be papers and
18 artifacts that are susceptible to mold.
19

20 The group discussed which artifacts/items would be displayed in the City Hall display
21 case. The group also discussed alternate storage possibilities for items that will not be in
22 the display case.
23

24 Chair Ford Burley reviewed her draft of the historic district expansion presentation to the
25 National Register that will be presented to the City Council for approval at its meeting on
26 February 5. The group discussed whether the Fire Station structure should be included as a
27 “contributing” structure, even though it has been torn down, and decided it should not be
28 included.
29

30 **A. Landmark Properties**

31 Chair Ford Burley said she did not have any 2025 candidates yet. Ms. Hembree said she
32 has not ordered the plaques yet. Mr. Smith suggested they table this discussion until the
33 February meeting and asked each member to bring the names of two possible candidates.
34 Mr. Rutter suggested that the City’s new cottage development at Barrows Street could
35 potentially be awarded a plaque as the first of its kind as “history being made.”
36

37 **B. Strategic Plan Items**

38 Ms. Hembree shared the parts of the Strategic Plan that are relevant to the Heritage
39 Commission. She noted that the Commission did accomplish the objective to create more
40 public art with the installation of the History of Transportation in Lebanon mural art in
41 the Tunnel last year.
42

43 She suggested the Commission members endeavor to update the Cultural Resources
44 chapter of the City’s Master Plan over the next 12-18 months. She said other
45 commissions have had each member take a section of the chapter and review/revise as

1 needed and then share revision ideas with the rest of the group. The group discussed the
2 possibility of adding photos to the Cultural Resources chapter.

3
4 The group discussed the status of the Soldiers Memorial Building and ways it can be
5 more usable and accessible to the public.

6
7 Ms. Hembree said she would create a Word document of the relevant Master Plan
8 chapters and share it with the members.

9
10 At 6:57pm, Devin Wilkie left the meeting.

11
12 The group discussed the project at the former Woolen Mill complex in Lebanon, which was
13 being discussed by the City Council at its upcoming meeting. Mr. Smith said the complex is a
14 historic property that is being preserved and renovated largely because of the tax abatement
15 offered by the City. He said the City Council discussion would be about whether the abatement
16 tax relief incentive might be rescinded for that project. Chair Ford Burley said she plans to attend
17 and speak during the public comment portion of the meeting as the City Historian. The group
18 suggested Mr. Smith also speak on behalf of the Heritage Commission.

19
20 *A MOTION was made by Nicole Ford Burley to authorize Vice Chair Matt Smith to speak on*
21 *behalf of the Heritage Commission in favor of continuing the Community Revitalization Tax*
22 *Relief (79-E) for the Lebanon Woolen Mill Complex project at the January 08, 2025 City*
23 *Council Meeting. The MOTION was seconded by Jeremy Rutter.*

24 ** The vote on the Motion was approved (3-0).*
25
26

27 **6. OTHER BUSINESS**

28
29 **7. OPEN TO THE PUBLIC**

30
31 **8. FUTURE AGENDA ITEMS**

32
33 **9. ADJOURNMENT**

34
35 Chair Ford Burley adjourned the meeting at 7:11pm
36
37

38 Respectfully Submitted,
39 Paula Roux
40 Recording Secretary
41

**DB Lights Request for a
Permanent Monument be
installed in Colburn park**

background:

watch this 7 minute video of Our display

DB Lights: Lighting Up Lebanon



Friday, December 20th: Lighting up
Lebanon



Why:

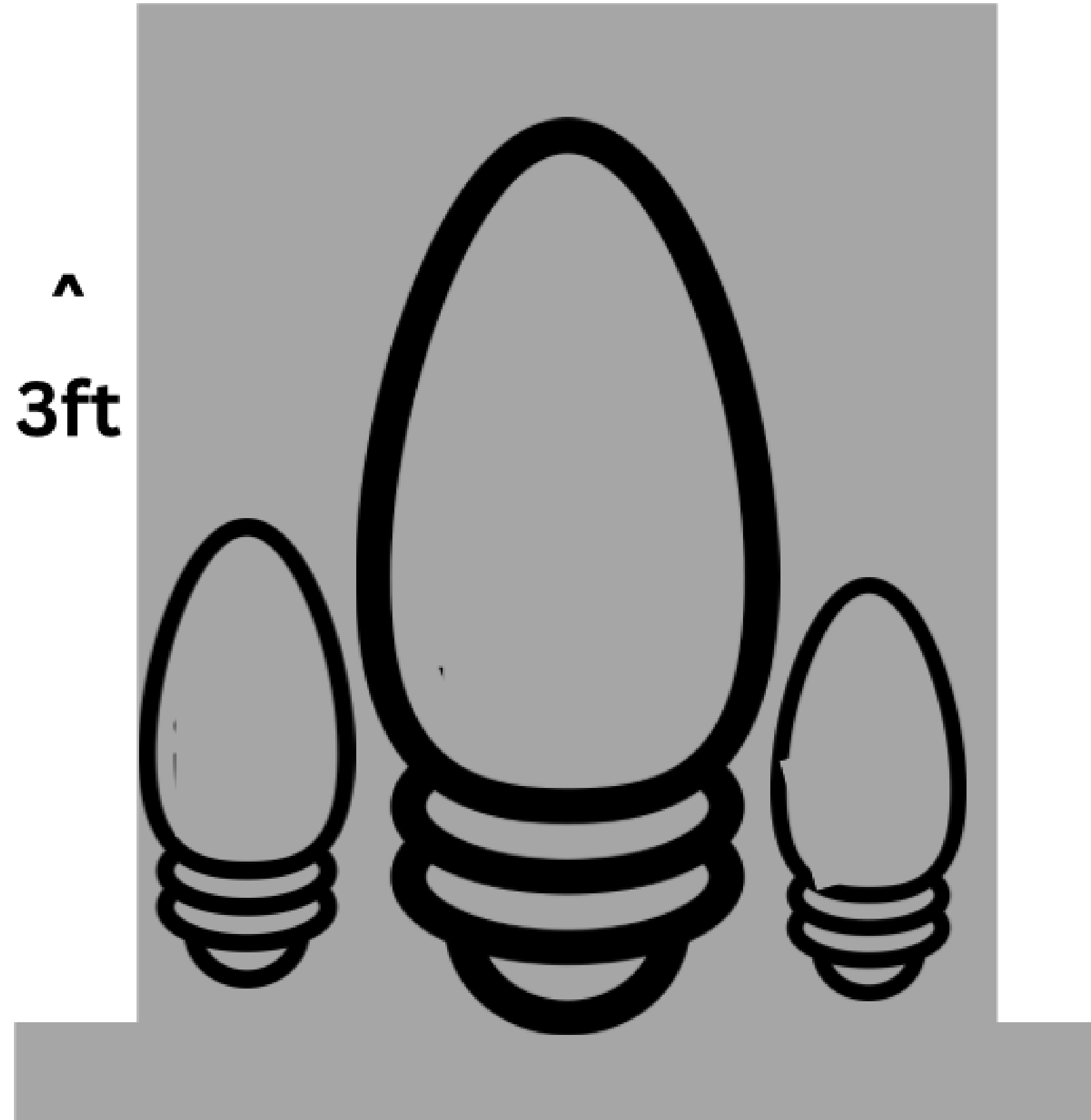
every year I have a memorial for him In the display, unfortunately in the past several seasons we have encountered several vandalism and stuff stolen from the display, specifically his memorial has been smashed 2 years in a row and the spot light was stolen off top of it last season. I'm tired of having to replace this important piece each and every season, which is what brings me to my question.

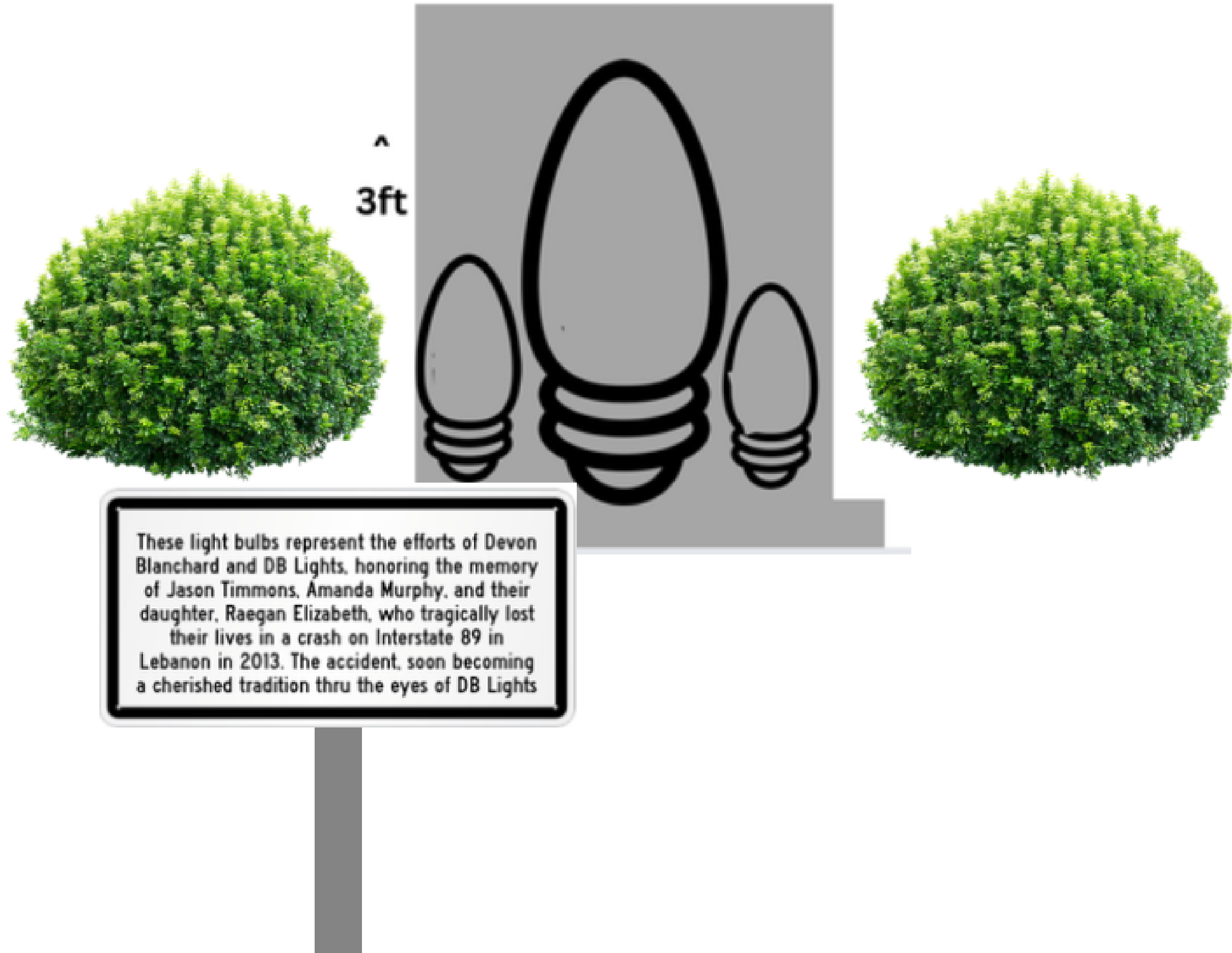
I've been thinking of what can I do to prevent this from happening, I've installed cameras in the park and still no luck.. that's why I came up with the idea of having a permanent monument be installed at colburn park honoring my late uncle but also give some info on our display and what I do. Now, I will present to you the idea I have in mind

Monument

< 2.5ft >

**^
3ft**





These light bulbs represent the efforts of Devon Blanchard and DB Lights, honoring the memory of Jason Timmons, Amanda Murphy, and their daughter, Raegan Elizabeth, who tragically lost their lives in a crash on Interstate 89 in Lebanon in 2013. The accident, soon becoming a cherished tradition thru the eyes of DB Lights

questions?



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

Heritage Commission Historic District Review Staff Memorandum HC2025-01 February 12, 2025 6:00 P.M.

APPLICATION INFORMATION

Application #: HC2025-01

Agenda Item: 4A

Application Type:
Historic District Review

Location:
8 South Park Street
Tax Map 92, Lot 10

Applicant:
Upper Valley Music Center, INC

Property Owner:
Upper Valley Music Center, INC

Zoning District:
Lebanon Downtown

Property Size:
+/-0.51 acres

Overlay Districts:
Colburn Park Historic District

Previous HC Action (since 2020):

Other Approvals Required:
Building Permit

Attachments:
Application, architect renderings,
and history of the property

HEARING NOTICE

City of Lebanon: Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to construct an addition to the existing Upper Valley Music Center building. The property is located at 51 North Park Street, Tax Map 92, Lot 10, Lebanon, NH in the LD zone. HC2025-01.

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 original structure was built around 1816 as a residence for Stephen Kendrick. It is known as the Kendrick-Wood House. As a residential structure it went under two significant renovations and another major renovation when it was converted into a commercial space in the 1980's. The Upper Valley Music Center purchased the property in 2017 and after an extensive rehabilitation effort, it was opened to the public in September of that year. A more detailed history can be found in the application materials.

PROPOSAL

The Upper Valley Music Center is proposing a 920 sq ft, 2- story addition to the rear of the structure in between the parking lot and the existing building. The structure will match the existing rear portion of the building to which it is connected to. It will hold an elevator and additional studio space. The HVAC units, which are currently on the ground, will be moved to the roof. There will be a screen around the units.

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 project requires that the applicant obtain a building / HVAC/ 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 January 28, 2025, and has provided support documentation (see attached).

STAFF COMMENTS

The Upper Valley Music Center took time to find the correct placement of this addition, so it does not take away from the historic original house portion of the building. The new addition will match the existing rear portion of the building. Efforts were made to screen the HVAC units and the units will not be seen from South Park Street in anyway due to the location of the addition on the site. Staff recommends approving the application as presented.

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 (Heritage)

PROPERTY OWNER (APPLICANT):

NAME: UPPER VALLEY MUSIC CTR. INC. TEL.#: (603) 448-1642

MAILING ADDRESS: PO BOX 826 LEBANON, NH 03766

E-MAIL ADDRESS: ~~INFO@UVMUSIC.ORG~~

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: Mblu: 92-10 LOT#: PLOT #: ZONE: PBD

STREET ADDRESS OF PROJECT: 8 S. PARK ST

IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☒ YES ☐ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

±920 SF two-story addition with two new studios and an elevator. Second-floor renovations for improved accessibility, including widening openings and a new accessible restroom.

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 COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC USE: 9050 NON-PROFIT MUSIC SCHOOL

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 February 12, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date. 0

PROPERTY OWNER: [Signature] DATE: 1/28/25

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: DATE:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
1/28/25		HC2025-01			

(Last Revised 10/09/09)

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: <u>92-10</u>	MAP & LOT NUMBER: _____
PROPERTY OWNER: UPPER VALLEY MUSIC CENTER PO BOX 826 LEBANON, NH 03766	APPLICANT:
MAP & LOT NUMBER: <u>91-249</u>	MAP & LOT NUMBER: <u>92-9</u>
ABUTTER/OTHER: FIRST CONG CHURCH OF LEBANON PO BOX 230 LEBANON, NH 03766	ABUTTER/OTHER: CARRIAGE HOUSE 5 LLC 6 SOUTH PARK ST LEBANON, NH 03766
MAP & LOT NUMBER: <u>92-8</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: NOLAN, LORCAN F & CHELSEA P 10 ABBOTT ST LEBANON, NH 03766	ABUTTER/OTHER: CIVIL ENGINEER PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NH 03766
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER: LCHIP, C.O. GEORGE BORN 3 N. SPRING STREET, SUITE 100 CONCORD, NH 03301	ABUTTER/OTHER: STRUCTURAL ENGINEER TEAM ENGINEERING 82 PALOMINO LANE, SUITE 503 BEDFORD, NH 03110
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: <u>92-11</u>
ABUTTER/OTHER: BUILDER ESTES & GALLUP 13 ORFORD ROAD LYME, NH 03768	ABUTTER/OTHER: _____ City of Lebanon 51 N Park Street Lebanon, NH 03766
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:

(Last Revised 10/09/09)

FEE SCHEDULE

LEBANON HERITAGE COMMISSION

(Revised 11/2024 Fee Increase)

HERITAGE COMMISSION		
		TOTALS
FILING FEE	\$100.00	\$100.00
NOTIFICATION FEE (SEE NOTE)	\$5.54 per certified notice x. 8 notices	44.32
ADVERTISING FEE	\$100.00	\$100.00
TOTAL FEES DUE		244.32

NOTE - THE NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

Kendrick-Wood House

Lebanon, New Hampshire



Kendrick house & law office, c. 1875.

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1. Property Introduction



Figure 1.1 *Village of Lebanon (detail)*
Presdee & Edwards, 1853

Introduction

Built around 1816, Stephen Kendrick's Federal style brick dwelling in the village of Lebanon, New Hampshire, occupies a preeminent location along the southern side of today's Colburn Park Historic District.¹ The house sits broadside to the street and has interior chimneys in three of its four quadrants. Its central entrance is flanked by two bays on either side, and its depth is four bays. To the south, the current wooden ell was attached in 1880; it replaced a narrower ell in the same location, reportedly built in 1810. This 1810 date was also ascribed to the property's original barn, which was replaced in 1908.²

The house has undergone two major renovations, interior and exterior, which have introduced new character-defining features. Many of those features remain intact despite the building's conversion from residential to commercial use in 1984. Original (c. 1816) materials and workmanship are still evident in the basement and attic, and in some portions of the living spaces, but later (1880) features of equal significance remain in excellent condition on the interior. The most prominent exterior feature is a 1920s curved portico, rare in New Hampshire and perhaps patterned after those of the Gideon Tucker House (1806) and Gardner-Pingree House (1804) in Salem, Massachusetts.³

Historic maps show that the house sat in close proximity to a lawyer's office built on the north-west corner of the Kendrick lot, adjacent to the Timothy Kenrick store.⁴ Maps also show the Congregational Church located immediately behind the store. Built in 1828, this church may have been the first large commission of Lebanon builder-architect Ammi Burnham Young. A member of the building committee, Stephen Kendrick signed the church contract with Young.⁵

The following report was prepared in conjunction with Plymouth State University's Historic Preservation Program, whose "Building Investigation and Evaluation" class (James Perkins, instructor) used the Kendrick-Wood House as a field school site on July 22, 2017. Participants included current students paired with graduates of the program. The report explores the ownership history, architecture, renovation, and condition of the Kendrick-Wood House.

¹ The district was listed on 1/10/1986, designated as site N10-19, Grafton County, New Hampshire. The Kendrick-Wood House is located at 43° 38' 29.837" W longitude, 72° 15' 5.703" N latitude; or at "blur.global.voting" on What3Words.com.

² One Kendrick family history states that Stephen Kendrick had removed a wooden dwelling house from the property before building his brick house; the original ell and barn were associated with that earlier structure. See letter, E. P. Kendrick to Rev. Charles Downs, 1895.

³ Both are brick houses designed by architect/woodcarver Samuel McIntire (1757–1811) — greatly admired and often emulated during the Colonial Revival period of the early 20th century. In 1910, the portico from the Tucker house was moved to the Essex Institute (now Peabody-Essex Museum).

⁴ Timothy Kenrick was a Kendrick relation who used this alternate spelling. See *Presdee & Edwards* map of Lebanon (1853).

⁵ According to the contract, Kendrick had sketched floor plans for the arrangement of pews and the committee supplied all building materials for the church. A photocopy of the contract is held in the manuscript collection at the Rauner Special Collections Library at Dartmouth College.

2. History & Significance

As one of Lebanon's earliest brick dwellings, the Kendrick-Wood House is significant for its original Federal style architecture and workmanship but also for its 1880s Victorian renovation (now evident mostly on the second floor interior) and for its 1920s Colonial Revival renovation, particularly the columned portico surmounted by a Palladian window — elements quite compatible with the original style of the house. The building history of this house is enriched by these changes, reflecting the stylistic preferences of successive generations and reflecting the requirements of improved household conveniences like plumbing, lighting, and heating over the last two centuries.

The house is equally significant for its association with the prominent Kendrick family, active participants in the civic, religious, commercial, and industrial life of Lebanon as outlined below.

I. Stephen Kendrick / c. 1800

The son of a shipbuilder, Stephen Kendrick (1770–1834) was born in Amesbury, Massachusetts, in 1770 and moved to Lebanon on July 8, 1793, engaged as an agent for Maj. James Duncan, merchant of Haverhill, Massachusetts. Kendrick purchased land on the west side of the common in 1803 and located the Kendrick & Duncan store there. Within a year, the 4th New Hampshire Turnpike arrived at the common. Stephen Kendrick bought out Duncan's interest and became sole proprietor of the Lebanon store. Kendrick also briefly owned a linseed oil mill on the Mascoma River. As his wealth accumulated, he engaged in many real estate transactions, often making mortgage loans to individuals and financing the town's development.

Family history says that Stephen had purchased the homestead lot on the south side of the common prior to 1800 and by 1810 a wooden house, ell, and barn were standing, but it is unclear whether Stephen built them. In any case, the wooden house was removed around 1816 and the large brick structure built in its place, connecting to the original 1810 ell.⁶ At the northwest corner of the lot, a single-story building was later constructed as the first law office in Lebanon. With his many real estate transactions, his duties as Justice of the Peace, and his service as town clerk, Stephen Kendrick may have found this situation convenient.

West of the homestead and law office, Timothy Kenrick (a Kendrick cousin using an alternate spelling) operated a store, and immediately behind the store, the Congregational Church was built in 1828. As a member of the building committee, Stephen Kendrick signed the contract with Ammi Burnham Young, a Lebanon native and aspiring builder-architect.⁷

⁶ The precise construction date of the brick house remains undetermined: a family history says 1816, but a later newspaper account states 1819 without citing a source.

⁷ The church represents Ammi Burnham Young's first large commission, for which he adapted a church design published by Asher Benjamin in 1827. This was followed in the same year by Thornton and Wentworth Halls at Dartmouth College — two of the five buildings he would build at the college between 1828 and 1854.

After Stephen Kendrick's death in 1834, the homestead passed through his estate to a son, George Samuel Kendrick.

II. George S. Kendrick / 1837

George Kendrick (1808–1878) was raised in the brick house after its construction, and he lived there until his death in 1878.

George Kendrick became an apothecary and first operated his drug store at the site of Stephen Kendrick's store on the west side of the common. He was also licensed to sell liquor. In 1841, he was appointed postmaster and served during the Harrison-Tyler presidential administration.

George married Hannah Lyman of Vermont and they had three children at the house: Martha, Elizabeth, and Edmund. Census returns also show one domestic servant from Ireland and an apothecary clerk from Vermont also living in the Kendrick household.

After the death of his wife Hannah, sometime before 1860, George Kendrick was remarried in 1863 to Mrs. Julia (Fales) Gage of Lyme, New Hampshire. By the 1870 census, only the couple and George's daughter, Elizabeth, 31, resided at the homestead.

At this time the land south and west of the common was populated by Kendrick/Kenrick relations with the George Kendrick store, the Timothy Kenrick house, the Timothy Kenrick store, the George Kendrick house, and the James Kendrick house all adjoined properties.

During George's ownership of the homestead, there are no recorded alterations to the brick house or property. After his death in 1878, the property passed to his nephew, Frank B. Kendrick.

III. Frank B. Kendrick / 1880

Frank B. Kendrick (1845–1936) purchased the brick homestead in 1880. He was 35 years old. His wife at the time was Belle M. Goff of Barnet, Vermont, and they had no children of their own. In 1884, they adopted a girl, Christine. They also adopted a son, Leon, probably around the same time.

Frank Kendrick immediately renovated the house in the latest Victorian fashion. In 1880, he rebuilt the wooden ell on a larger footprint behind the brick house. At the same time, he thoroughly remodeled the interior and may have added indoor plumbing at that time.⁸ In 1883 he hired local contractor Muchmore & Whipple to build an imposing two-story porch facing the common, followed in the next year by a piazza spanning the width of the facade.

Frank Kendrick was a jeweler by trade, but in 1876 he had partnered with a local dentist, William Davis, to purchase the Cook & Cook watch key business of Bellows Falls, Vermont, which they soon moved to Water Street in Lebanon.⁹ Kendrick & Davis Co. later manufactured a line of over 200 different watchmaking and watch repair tools and, from 1900, small electrical motors. The business flourished

⁸ Kendrick created a municipal water system for Lebanon, serving 50 households.

⁹ Rebuilt after the Great Fire of 1887, the structures remain; their use of water power continued until 1960.

and by purchasing a few competitors its products reached a worldwide market. The company remained in the family for almost a century. Frank Kendrick also held stakes and board positions in many of Lebanon's textile mills.

In 1906, Frank Kendrick's first wife died, and four years later, at age 65, he retired from Kendrick & Davis. In preparation for the management transition, the privately-held company was incorporated in 1909. Its treasurer was Ralph Wood, who had married Frank's daughter, Christine. At the 1910 census, the three of them were living at the homestead, along with three servants (all older women from Vermont).

In 1912, Frank married Frances [surname unknown] of New York, and they rented an apartment at the Hotel Rogers across the common. Soon after, Frank was declared incompetent to manage his financial affairs; his assets, including the homestead, were placed in care of a court-appointed conservator.

In March, 1914, the homestead was finally deeded to son-in-law, Ralph Wood, with Frank signing as owner and Frances signing as conservator. In August, Frank tried to regain control of his remaining assets and after a probate court hearing, he settled for the appointment of a new conservator and a one-time payment of \$12,000 to his wife. By October, they had divorced on account of Frank's "extreme cruelty."

Frank remarried once more, and thereafter resided in a modest rented house at the corner of Highland Ave and Pearl Street in West Lebanon until his death in 1934. He outlived his daughter, his son-in-law, and his third wife, Bertha Stearns of West Lebanon.

IV. Ralph R. Wood / 1914

Ralph Wood (1884–1929) was born in Lebanon, achieved a high school education, and worked at Kendrick & Davis, rising from clerk to treasurer. In 1906 he married the owner's adopted daughter, Christine Kendrick. From the time of their marriage until 1911 or thereabouts, the couple resided in the brick house with Frank Kendrick. Frank remarried in 1912 and moved out of the house but held the property until 1914, when it was sold to his son-in-law.

Ralph and Christine had no children. In 1919 Christine contracted pneumonia and died after a few weeks of ill health; she was taken to Boston for medical treatment and returned just a few days before her death. After a funeral service at the homestead, she was buried in the cemetery behind the house.

In January, 1921, Ralph Wood married Katherine Ferguson, daughter of Scottish immigrants living in Lawrence, Massachusetts. Having made her way to Lebanon, Katherine worked as a bookkeeper at Kendrick & Davis. She and Ralph Wood had two children, Eleanor and Roger.

Sometime during the 1920s the house saw its second major renovation, as the Victorian porch and piazza were stripped away and replaced by Colonial Revival features — more in keeping with the original house, but also in keeping with the new construction around Colburn Park, notably the Lebanon Town Hall, dedicated in 1924.

In the fall of 1929, Ralph Wood contracted pneumonia and died suddenly. He and Katherine had been traveling to the Dartmouth-Navy football game in Philadelphia, but progressed only as far as Boston before realizing that Ralph could not continue. Ralph Wood died in Boston, and Katherine Wood inherited the homestead.¹⁰

V. Katherine F. Wood / 1929

Remarkably, the widowed Katherine Ferguson Wood (1888–1975) raised her two children in the house and directed the thriving business of Kendrick & Davis for decades. In the 1940s the company switched to the production of precision parts for the military. In the 1950s the company was reportedly the sole supplier for automobile windshield wiper motors in the United States.

Katherine never remarried and made few alterations to the house. At some point, probably during her ownership, the covered porch (added in the 1920s) on the east gable end of the house was removed. She may have installed the swimming pool (removed in 1984) behind the ell, or it may have been a later addition. After her death in 1975, Roger S. Wood inherited in 1978, having purchased his sister's share. He held the property until 1984, when he first tried to sell it as a private residence and then subdivided it for commercial office space, splitting the house and barn into two parcels with a shared driveway.

VI. Commercial Use / 1984

Following the 1984 subdivision, both the house and barn were converted into office space for professional use. The house was occupied by law firms Daschbach, Cooper & Hotchkiss and then Downs, Rachlin, Martin. This was an appropriately historic use of the property, on which once stood Lebanon's first law office, a small building at the extreme northwest corner of the land. Fortunately, most of the house's interior space and details were preserved in this conversion.

VII. Upper Valley Music Center / 2017

In March, 2017, the Upper Valley Music Center purchased the property for music instruction and performance, joining the nearby performing and visual arts communities located at the Lebanon Opera House across the common and the AVA Gallery on nearby Bank Street. After a summer-long interior rehabilitation project (again preserving most character-defining features) overseen by Trumbull-Nelson Construction of Hanover, New Hampshire, the building was opened to music students in September, 2017.

¹⁰ Although she was not a Kendrick blood relation, when Frank B. Kendrick died several years later, in 1936, Katherine Wood hosted a funeral service at the homestead before his body was interred at the Kendrick family lot in the cemetery behind the house.

3. Architectural Description

The Kendrick-Wood house consists of a two-story, side-gable, brick dwelling, with its central entrance flanked by two bays on either hand, and extending four bays deep, with a two-story wooden ell attached at the southeast corner.

Facing north to the common, the brick house measures 44' across the facade, runs 36' deep, and rises 20' to the eaves. At the rear is attached a two-story wooden ell, 26' in width and extending 46' to the south.

The brickwork is done in a running bond pattern, with seven courses of stretchers between each course of headers on all sides of the house. The bricks were likely produced locally, as raw materials were plentiful and early predecessors of Lebanon's famous Densmore Brick Company date back the town's first settlement.

There is a fully excavated basement with mortared granite walls — chisel-split under the brick house and plug-and-feather split under the enlarged ell. Also evident are vestiges of multiple generations of heating, electrical, plumbing, and communications systems.

In the brick portion of the house, three internal chimneys extend well above the roof and account for the irregular placement of windows on the gable ends. Windows on the facade are arranged symmetrically, while those on the rear elevation mirrored the front except where altered to accommodate the ell. First and second floor windows at the southwest corner of the brick house were replaced by larger decorative pane glass windows. All other double-hung windows are now in a 6/1 pattern, with the lower divided sash having been replaced by a single pane in the 1880s.

Its 6-panel front door is surrounded by sidelights and an elliptical fanlight. The whole entrance, in turn, is enclosed by a semi-circular portico, projecting about six feet from the facade. The portico's columns and pilasters are fluted, with composite capitals. A Palladian window is set at the second story above the entrance. Although the Federal style of each element is consistent, the front door may predate the portico and window by over a century.¹¹

¹¹ The front door appears original, matching the earliest images of the house, while the portico and Palladian window are known to have been added in the 1920s.

4. Building Timeline

Information about building alterations is generally anecdotal, with the richest source being notes published in the “Around Town” column of the *Granite State Free Press*. The Lebanon Historical Society is the source for early photographs, with many of those images duplicated in a collection assembled in a 3-ring binder by former owner Roger Wood in 1992; the binder has been passed along to successive owners and was digitized for the Upper Valley Music Center in 2017.

- c. 1800 Property purchased by Stephen Kendrick. — letter, Edmund P. Kendrick to Rev. Charles A. Downs, 1895.

- 1810 Wooden **house, barn** and **ell** erected, or already present. — letter, Edmund P. Kendrick to Rev. Charles A. Downs, 1895.

- c. 1816 “About the year 1816 this [one story wooden] house was moved to the north side of the common to near the corner of Depot Street. The present **brick dwelling** house was built the same year.” — letter, Edmund P. Kendrick to Rev. Charles A. Downs, 1895.

- 1819 Brick house built by Stephen Kendrick. — *Free Press*, May 7, 1880

- 1880 “F. B. Kendrick has got the new **L** of the G. S. Kendrick house up and covered. He is **remodeling** the main house throughout inside. The **shingles** which have now been removed were put on when the house was built, in 1819, and were shaved by Stephen Kendrick, who built the house...” — *Free Press*, May 7, 1880

- 1882 “The elegant two-story **portico** in front of F. B. Kendrick’s house has wrought a wonderful change in the appearance of the house. The work is one of Muchmore & Whipple’s best jobs, and will be **painted** in fashionable colors. The **brickwork** of the house itself has also been oiled and lined, and the whole is now very handsome.” — *Free Press*, November 17, 1882

- 1883 “F. B. Kendrick is building a new **piazza** to his house, the old Geo. S. Kendrick stand, and will also put a new stone **curbing** on the street line, the **fence** being removed.” — *Free Press*, October 13, 1883

- 1908 “F. B. Kendrick made a great improvement by replacing the **barn** in the rear of his dwelling on South Park street by a very fine one.” — *Free Press*, December 4, 1908

- c. 1925 “The residence of Ralph R. Wood, which has for many weeks been in the hands of mason, carpenters and painters, has been greatly changed in its **outward appearance**, and is without doubt today the banner residence of Lebanon in exterior beauty...” — *Free Press*, undated clipping

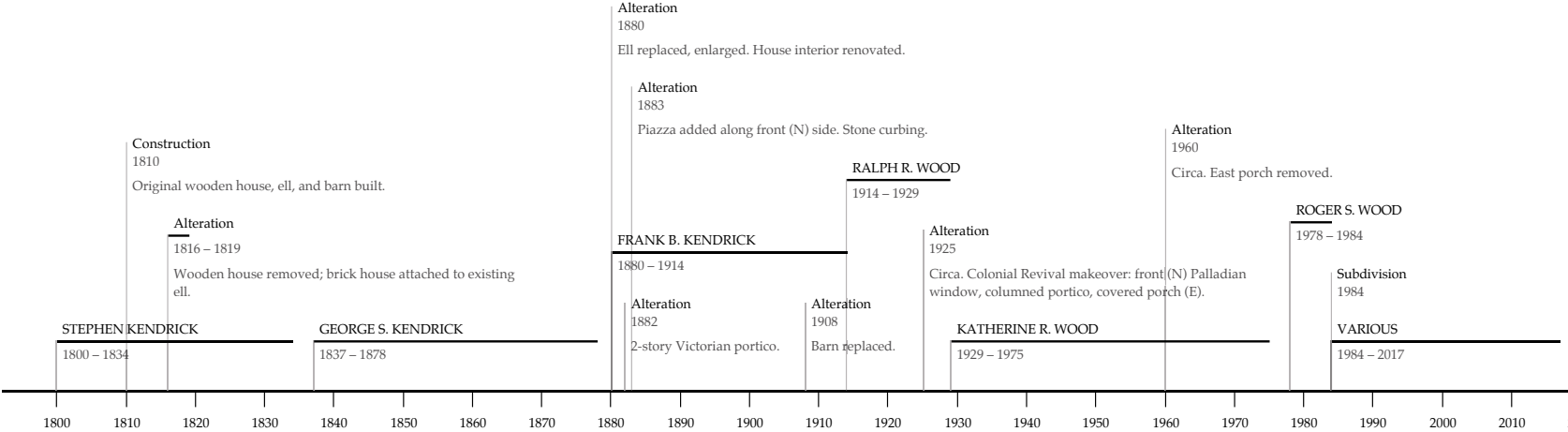


Figure 4.1 Ownership & Alteration

5. Exterior Condition

The following section summarizes the building's exterior condition observed during one site visit on July, 22, 2017. Representative photographs are appended to this report. Conclusions are based on visual inspection of the building and comparative historical photographs. The inspection focused on the main brick house, with less attention paid to the wooden ell.

Landscaping	Trees, bushes and shrubs around the house are generally trimmed to allow good air flow around the structure. Bark mulch, however, has accumulated in certain areas to the level of the brick, obscuring all of the granite underpinning and trapping excess moisture against the foundation and lower courses of the brick walls. Excess bark mulch should be removed or redistributed and some shrubs replaced.
Foundations	The granite foundation of the brick house shows the distinctive marks of flat chisel-split stone, consistent with the the 1816/19 construction date. Interior examination of the ell foundation shows later plug-and-feather splitting marks, reflecting a documented 1880 rebuilding and expansion of the ell. Stone from the original ell foundation (c. 1810) may also have been incorporated into this section of the house but was not observed. No areas of concern were noted.
Roofing	Visual inspection of the roof from ground level and enlarged photographs shows low-profile, asphalt shingles with minimal wear and deformations. The preservation budget should include a provision for roofing material replacement within five years, but closer inspection and documentation may help refine this estimate. [Preservation Brief #4: Roofing for Historic Buildings]
Masonry	Overall, the brick walls appear in good condition, plumb and well pointed. The soft bricks used in this building require a mortar of even softer lime-sand mixture; some previous repairs using hydraulic (Portland) cement mortar have caused damage in limited areas. There are just a few areas of concern, especially around the front entrance, where improper drainage from the portico roof flushed mortar from the joints. Attached diagrams indicate locations requiring masonry repair. (See also <i>Chimneys</i> .) [Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings ; Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings ; Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings]
Chimneys	The house has four interior chimneys, three integrated into the walls of the main block and one serving the ell. The two chimneys on the west gable end of the house are in very poor condition with missing mortar and loose bricks. These will need to be rebuilt from the roofline with new flashing. Visible staining on the attic interior suggests that the flashing had failed and was eventually replaced. The chimney on the east gable end and the chimney on the ell appear in better condition and may not require significant repair.

- Front Door** The main entry door consists of six flat panels and may be original, along with its sidelights and elliptical fanlight. This assemblage appears to match the earliest known photograph of the house (c. 1870) and seems to have survived both major exterior makeovers, in the 1880s and 1920s. There were no areas of concern noted.
- Portico** The semi-circular portico was added to the Kendrick-Wood house during its Colonial Revival makeover in the 1920s. Although the portico is not original, it has gained significance as the most prominent feature of the house, situated directly across the common from Lebanon's Colonial Revival town hall of the same period. The portico is in very poor condition with extensive areas of rot above a failing masonry foundation. Partial removal, reconstruction, and reinstallation on a repaired foundation may be needed to save this distinctive architectural feature. [[Preservation Brief #10: Exterior Paint Problems on Historic Woodwork](#); [Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors](#)]
- Framing** The hand hewn timber frame within the original section of the brick house is impressive in its scale and workmanship. The basement structural timbers show evidence of earlier whitewash (now mostly flaked off), while the attic shows evidence of alteration caused by the two-story Victorian portico and by the enlargement of the ell: framing members have been cut at both points of connection, but otherwise mortice and tenon joinery, pinned with wooden treenails, appears intact and sound.

6. Bibliography

In addition to the footnoted sources previously cited, the history of the Stephen Kendrick family and the general development of Lebanon, New Hampshire, is given in the following publications:

Batchellor, Albert Stillman. *An Historical Address at Lebanon, N.H., on the Occasion of the Celebration of the Centennial of Franklin Lodge, No. 6, F. and A.M.*, May 13, 1896. s.n., 1896.

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Cooke, Phinehas. *Historical Recollections: A Discourse, Delivered at Lebanon, N.H. on Thanksgiving Day, November 25, 1830: Embracing the Leading Events in the Civil and Ecclesiastical History of Said Town to the Close of Rev. Isaiah Potter's Ministry*. Asa McFarland, 1831.

Downs, Charles Algernon. *History of Lebanon, N.H., 1761-1887*. Rumford Printing Company, 1908.

Leavitt, Robert Hayes. *Lebanon, New Hampshire in Pictures*. Lebanon Historical Society by Whitman Publishing Co., 1997.

Millen, Ethel Rock. *Historical Sketches of Early Lebanon, New Hampshire*. Reporter Press, 1965.

7. Appendix

Historical and current photographs are provided in PDF format as a separate appendix.

Kendrick-Wood House
Historical Views



Presumed original Federal appearance. About 1870.



Victorian appearance. After 1883.



Colonial Revival appearance. After 1920.



Later appearance with side porch removed. Date unknown.



Appearance on June 15, 2017.



Kendrick-Wood House
July 2017 Conditions

ADDITION TO

UPPER VALLEY MUSIC CENTER



8 S. Park St. Lebanon NH 03766 USA

DRAWING LIST

- A0-02 ARCHITECTURAL SITE PLAN
- A1-01 BASEMENT PLAN
- A1-02 FIRST FLOOR PLAN
- A1-03 SECOND FLOOR PLAN
- A1-04 ROOF PLAN
- A2-01 EXTERIOR ELEVATIONS
- A9-01 EXISTING SITE PHOTOS
- A9-02 PROPOSED 3D VIEWS

PROJECT DESCRIPTION

ELEVATOR & NEW STUDIO SPACE ADDITION TO EXISTING BUILDING.

PROJECT TEAM

ARCHITECT:
MA+KE ARCHITECTS
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P.O. BOX 231
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603 643 8868

OWNER:
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PROJECT No.: 24110
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COVER SHEET

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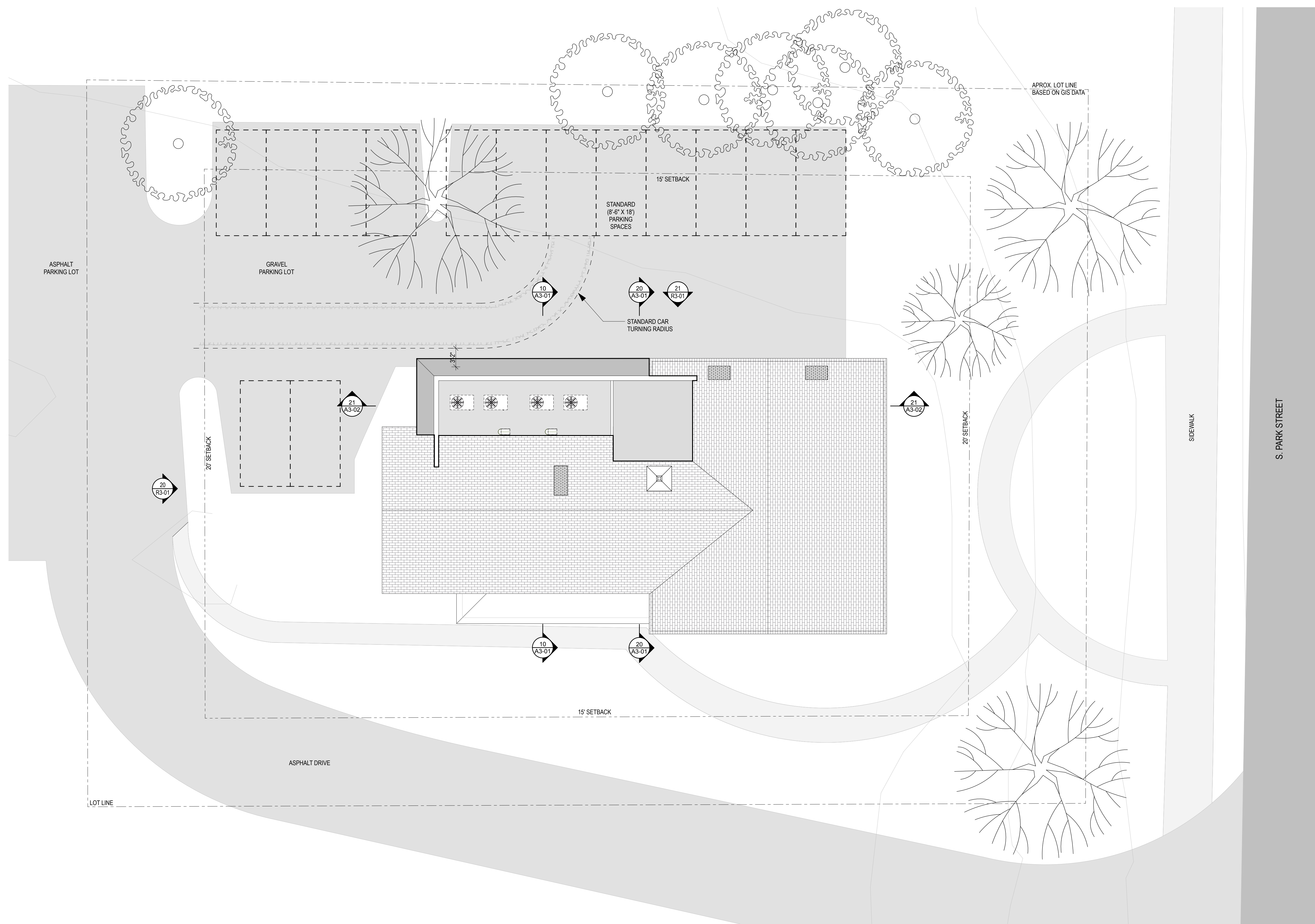
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Sheet Title

ARCHITECTURAL SITE
PLAN

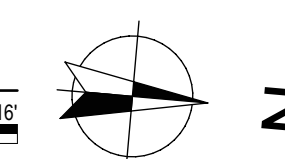
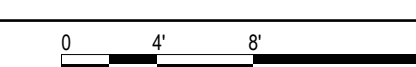
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10 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND

- 2'-0"

FRAMING DIMENSION
- 2'-0"

FINISH DIMENSION
- EXISTING WALL
- NEW WALL
- NEW CONC. WALL
- NEW CONCRETE SLAB

ADD ALTERNATIVES

(TO BE PRICED SEPARATELY)

#1 DEMO 2ND FLOOR POWDER ROOM, ADD NEW WINDOW ON SOUTH WALL, NEW ACCESSIBLE BATHROOM BY ELEVATOR.

#2 NEW SINGLE STORY ADDITION TO ENLARGE FIRST FLOOR ROOM.

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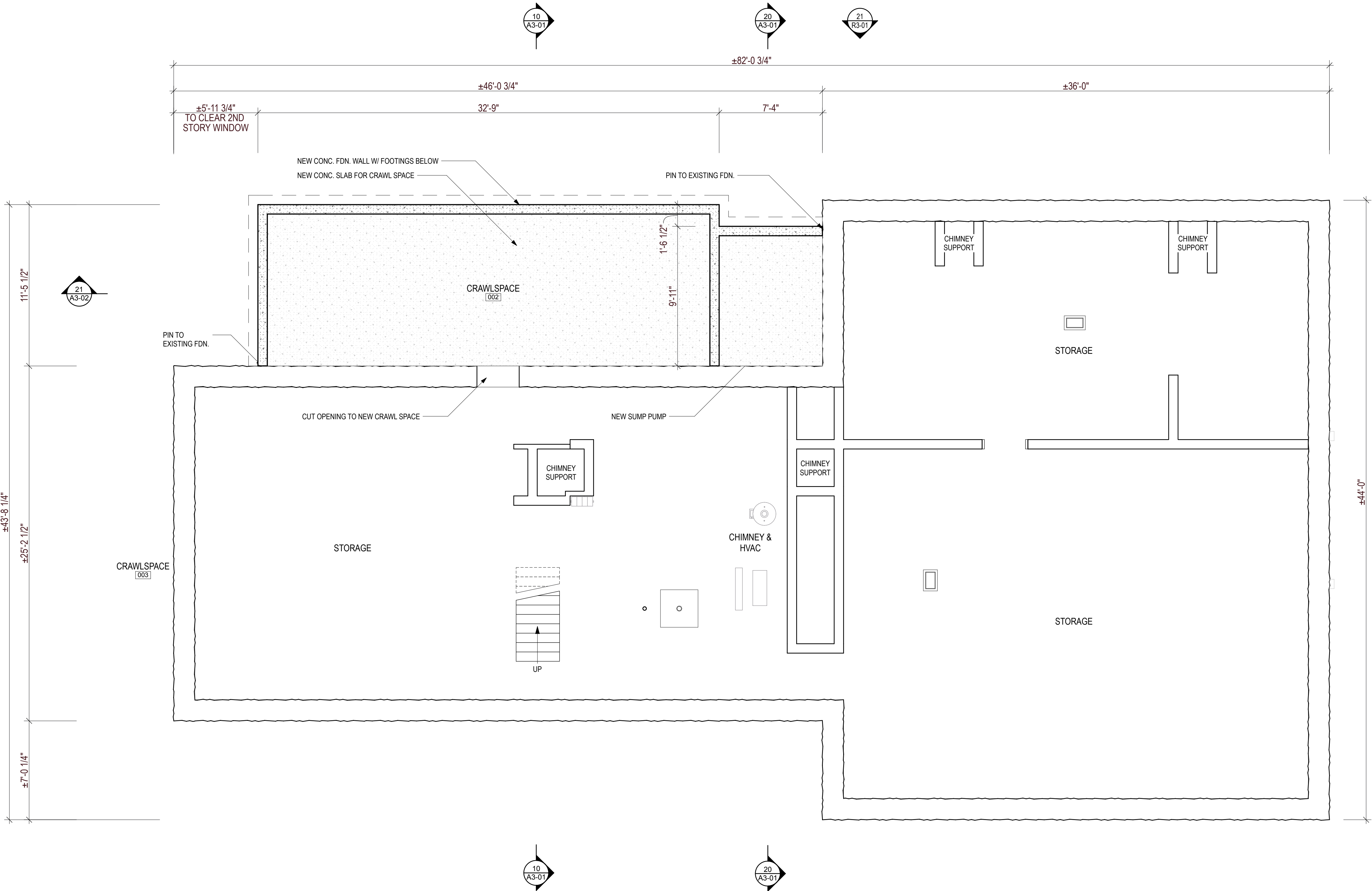
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BASEMENT PLAN

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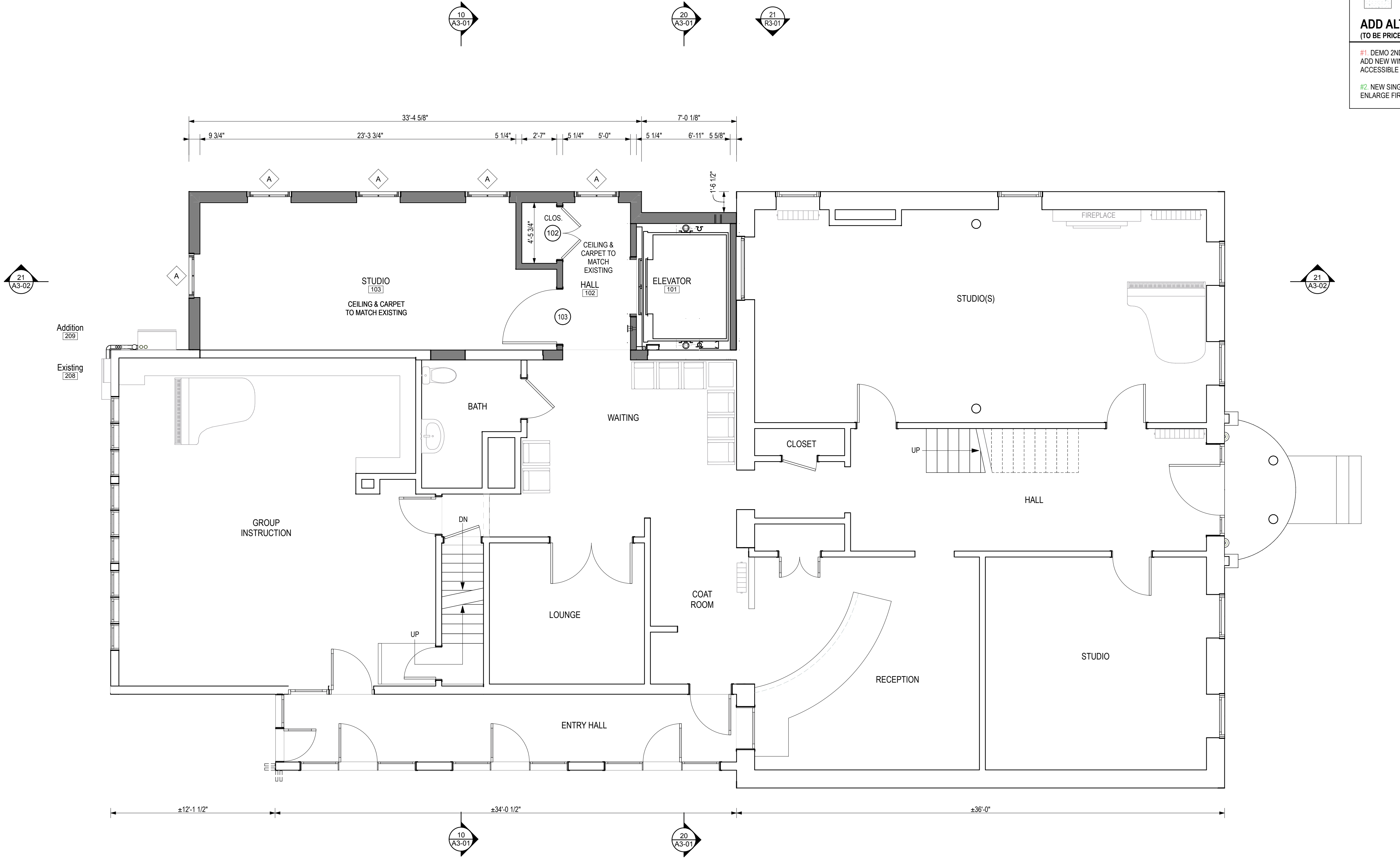
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

10

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND

- 2'-0"

FRAMING DIMENSION
- 2'-0"

FINISH DIMENSION
- EXISTING WALL
- NEW WALL
- NEW CONC. WALL
- NEW CONCRETE SLAB

ADD ALTERNATIVES

(TO BE PRICED SEPARATELY)

#1 DEMO 2ND FLOOR POWDER ROOM, ADD NEW WINDOW ON SOUTH WALL, NEW ACCESSIBLE BATHROOM BY ELEVATOR.

#2 NEW SINGLE STORY ADDITION TO ENLARGE FIRST FLOOR ROOM.

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FIRST FLOOR PLAN

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10 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- 2'-0" FRAMING DIMENSION
2'-0" FINISH DIMENSION
- EXISTING WALL
NEW WALL
NEW CONC. WALL
NEW CONCRETE SLAB

ADD ALTERNATIVES
(TO BE PRICED SEPARATELY)

- #1 DEMO 2ND FLOOR POWDER ROOM, ADD NEW WINDOW ON SOUTH WALL, NEW ACCESSIBLE BATHROOM BY ELEVATOR.
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SECOND FLOOR PLAN

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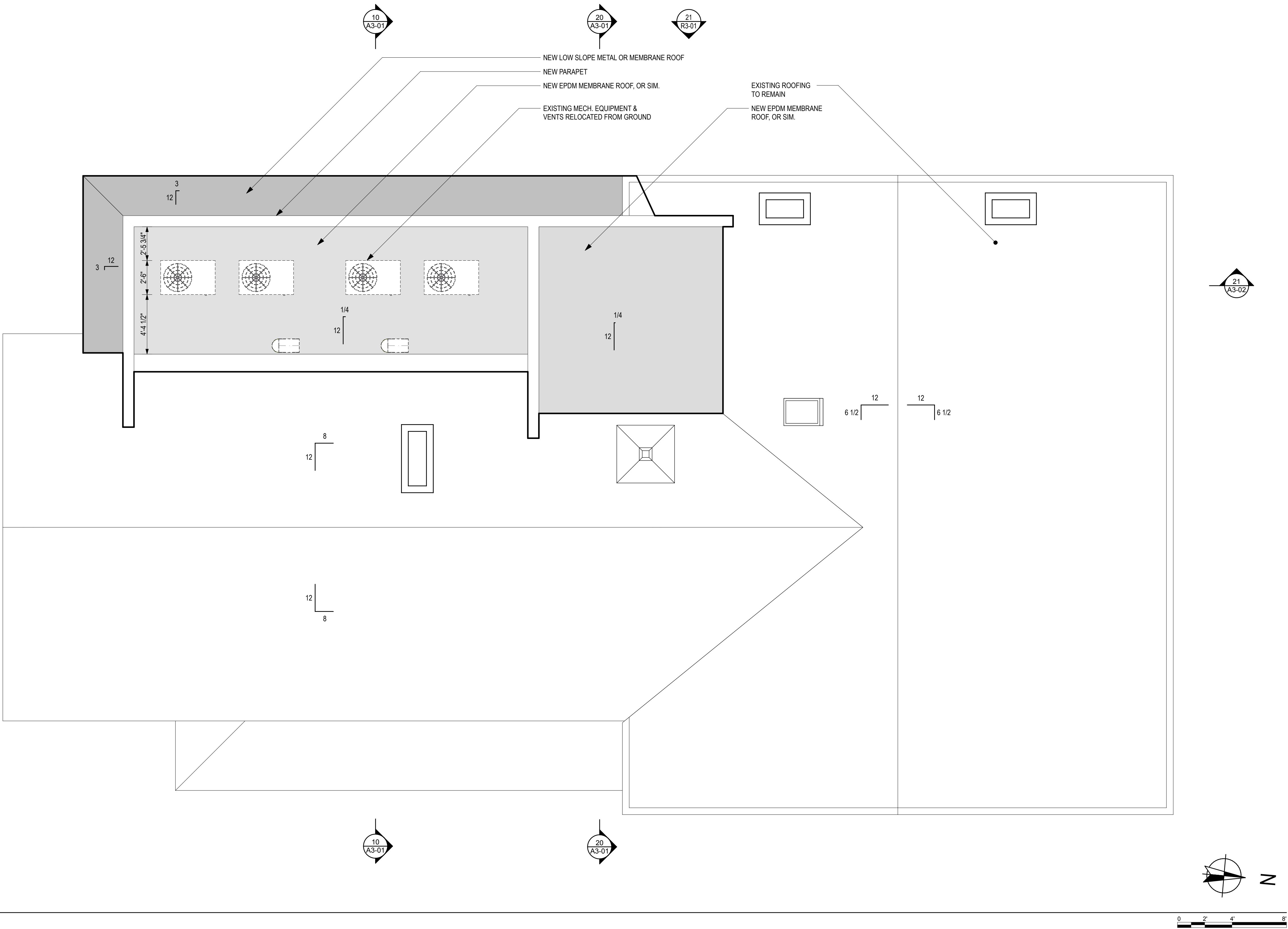
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ROOF PLAN

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10

ROOF PLAN

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A2-01

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21 WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



View From West



Vire From S. Park Street



View From N-W



View From S-W

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EXISTING SITE PHOTOS

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View From Above



View From South



View From N-W



View From S-W

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PROPOSED 3D VIEWS

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