



**LEBANON HERITAGE COMMISSION
MARCH 10, 2021 - 7:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.
 - 2. Approval of Minutes**
 - A. February 10, 2021
 - 3. Public Review**
 - A. None
 - 4. Study Items**
 - A. Dana House
 - B. Special Projects - Women's History Month
 - 5. Other Business**
 - A. CLG 2020 Project Update
 - B. Lebanon's Tree Heritage
 - 6. Open to the Public**
 - 7. Future Agenda Items**
 - 8. Adjournment**

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LebanonNH.gov)

**Agenda
Heritage Commission
March 10, 2021**

**Agenda Item #2A
Approval of Minutes**

February 10, 2021

DRAFT

**LEBANON HERITAGE COMMISSION
REGULAR MEETING AGENDA
REMOTE VIA MICROSOFT TEAMS
WEDNESDAY, FEBRUARY 10, 2021
LebanonNH.gov/Live
7:00 pm**

MEMBERS PRESENT: Mimi Hains (Chair), Rebecca Book, Raymond Book (Alt. Member), Jeremy Rutter

MEMBERS ABSENT: Linda Cole, Doug Boisvert, Karen Zook (City Council Rep.), Bruce Bronner (Alt. Council Rep.), Fran Hanchett

STAFF PRESENT: Rebecca Owens (Associate Planner)

1. CALL TO ORDER: - Chair Hains called the meeting to order at 7:02 PM and appointed Mr. Book a voting member for this evening.

A. Review of meeting procedures and NH RSA 91-A “Right-to Know” requirements

Ms. Owens reviewed the procedures for a remote meeting and attendance was taken by roll call. All those attending remotely are listed above.

2. APPROVAL OF MINUTES: January 13, 2021

Amendment to minutes:

Page 2, line 35: change “Giles” to “Gile”

*Ms. Book MOVED to approve the January 13, 2021 Minutes as amended.
Seconded by Mr. Book.*

Roll Call Vote:

Chair Hains, Ms. Book, Mr. Book and Mr. Rutter all voting Yea.

None voting Nay.

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

Mr. Rutter introduced himself to the group. Chair Hains welcomed him to the Commission and asked the other members to introduce themselves.

3. PUBLIC REVIEW- None

4. STUDY ITEMS

A. DANA HOUSE WORKING GROUP

The first meeting of the DHWG was held last week. Goals and priorities for the future of the Dana House are being reassessed, including the feasibility of the house museum vision. Other topics were funding and public engagement. Ms. Owens suggested creating a video tour of the Dana House to share with the public, since in-person tours may not be possible this year. The Dana House is the oldest standing wooden structure in Lebanon and was relocated to its current location in 1988. Since it has yet been in that spot for 50 years, the Dana House is not eligible to be included on the National Historic Register. This affects the funding that is available for rehabilitation and activation. The next meeting will be held on February 24th at 7pm.

B. SPECIAL PROJECTS

The newest mall kiosk project is on display. Chair Hains reported that she posted a request for oral stories from the history of Lebanon/West Lebanon, as well as a list of topics, on Facebook. The plan is to interview interested persons and publish their stories on social media and/or in the newspaper. She also plans to post the request on the Historical Society's web page and the Vital Communities email list. In observance of Black History Month, February's story will center around the NPR interviews regarding the Black Heritage Trail in New Hampshire. This story will be published in Leb News.

C. MASTER PLAN PRIORITIES

Chair Hains and Ms. Owens continued the discussion regarding which projects to prioritize in 2021 and how they align with the strategies and actions listed in the Master Plan. Developing a business plan for the Dana House and the collection of oral stories about Lebanon are the main special projects for 2021. The future of the Westboro lot and the status of the brickyard are other items of interest. The current CLG project will help to educate the public in regard to the historic district. In addition, the reopening of the Mall Tunnel and the 25th Anniversary of the Rail Trail will provide opportunities for walking tours, displays and educational brochures. Ms. Book suggested that the Passport Project could be used to engage schools and community members. Mr. Gile is very interested this project and Ms. Book will discuss it with him before the next meeting. Ms. Owens stated that the Class 6 roads committee has an opening for a Heritage Commission member. This list of projects for 2021 will be revisited next month, so that the members not in attendance this evening can participate in the discussion.

5. OTHER BUSINESS**A. CLG 2020 PROJECT UPDATE**

There will be an update from Lyssa Papazian next month; topics to include possibilities for the expansion of the Colburn Park Historic District.

B. NHDOT NOTICE ON GUARDRAIL PROJECTS

The City received notice of guard rail relocation and replacement that will be take place along route 120; however, no map of the project was provided. If any structures will be directly impacted, the City has asked for direct notification from the NHDOT.

6. PUBLIC COMMENT – None**7. FUTURE AGENDA ITEMS**

A. 57 School Street – Ms. Owens reached out regarding this property but has not received a response.

8. ADJOURNMENT:

Ms. Book MOVED to adjourn the meeting at 8:15 PM.

Seconded by Mr. Book.

Roll Call Vote:

Chair Hains, Ms. Book, Mr. Book and Mr. Rutter all voting Yea.

None voted Nay.

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

Respectfully submitted,
Megan Castillo
Recording Secretary

**Agenda
Heritage Commission
March 10, 2021**

**Agenda Item #5A
Other Business**

CLG 2020 Project Update

LYSSA PAPAZIAN

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Memorandum

To: Rebecca Owens, Associate Planner
City of Lebanon Department of Planning & Zoning
51 North Park Street
Lebanon, New Hampshire 03766

And

Mimi Hains, Chair
Lebanon Heritage Commission

From: Lyssa Papazian

Date: March 1, 2021

Re: Colburn Park Historic District Boundary Increase Recommendations

As you know, I have been researching and looking at the Colburn Park Historic District since last fall. I have learned a great deal about properties both within the existing district and surrounding it. In turning to the question of whether the district should be expanded, I recommend that the Colburn Park Historic District be increased just enough to include immediately adjacent properties that enhance the district's significance in the areas of architecture and community planning.

In evaluating the architectural significance, I am looking at both individual building and landscape/object design but also representations of type and, most importantly, contribution to the significance of Colburn Park as an example of a New England town/city green or common. The original nomination emphasizes this as the primary significance. Some of the changes since the 1985 nomination include changes in use of many properties. There do not appear to be any single-family homes within the district anymore. I would argue that the loss of most of the district's residential character through the conversion of remaining houses into businesses and institutions is more in keeping with a green at the heart of a town growing into a city than with when one side of the park was bounded by primarily housing. In addition, this shift in uses argues more strongly for the minor expansion of the boundaries to include other properties and uses that are consistent with the way the city center has developed in the period of significance. I

Colburn Park HD Boundary Recommendation, p.1

believe that several properties on the outer edges of the 1985 boundary are significant based on that criteria. These include major community facilities, office and retail buildings, and the extended shopping and community district that also expand the non-residential character of the area.

Governmental, religious, cultural and community institutions along with commercial and business uses surrounding Colburn Park are what make it such a strong example of the city common. I have recommended adding properties that I believe fall in this category and are still physically and visually related to the park.

In evaluating the community planning significance, it seems clear to me that the major urban planning effort around rebuilding the shopping district after the 1964 fire and re-routing all the roads to change the flow into and around the park is an important continuation of the story of downtown Lebanon and Colburn Park.

Based on the above and a new period of significance of 1790 to 1971, I would add the following properties to the existing boundaries:

1. Carter Community Building, 1 Campbell Street, 1917, Classical Revival Style
2. Emerson Block/Formal Telephone Building, 2 Campbell Street, c. 1918
3. Former Garage/Sunrise Buffet restaurant, part of 2 Mascoma Street, c. 1945
4. IGA/Butson's Market/Lebanon Village Market, 2 Mascoma Street, 1971
5. Lebanon Mall, as site, 1970 (includes landscaping, planters, fountain, paved pedestrian way, stairs, and parking lots – possibly Route 120 bridge) Note: The individual buildings within it are listed separately:
 - a. 20-22 Hanover Street, 1970
 - b. 24 Hanover Street, 1970
 - c. Former Woolworth store/Lebanon College, 15 Hanover Street, 1946/1964
 - d. 31 Hanover Street, 1970/2000s (Possibly non-contributing due to alteration)
 - e. 39 Hanover Street/Charter School, 1970
 - f. Pavilion Building, 45 Hanover Street, 1986 (non-contributing due to age)
 - g. 1 Court Street, 1988, (non-contributing due to age)

Within the existing boundaries, the following properties should have their contributing/non-contributing status changed or amended as follows:

- #1. Mascoma Bank, 67 North Park Street. 1950/c.1980. Was non-contributing due to age but should now be considered non-contributing due to alteration. (For more information, see analysis of Mascoma Bank)
- #6. Gulf Station (LaCross Service Station), 3 North Park Street, 1952. Was non-contributing due to age but should now be considered contributing.
- #10. U.S. Post Office, 11 East Park Street, 1937 by Louis Simon. Was non-contributing due to age but should now be considered contributing.
- #16. Lebanon Fire Station, 12 South Park Street, 1954, Hudson & Ingram, Architects. Was non-contributing due to age but should now be considered contributing.

- #21a. Information Booth/Bandstand in Colburn Park, c. 1960. Was non-contributing due to age and is now old enough to be contributing. However, I am still analyzing whether it has been altered too much.
- #23. School Street Fountain, corner of School and South Park Streets. Was contributing but has been removed.

In addition, several objects will now be numbered individually – these are within Colburn Park (stone/iron fencing, fountain, benches, monuments) or on the property of the Soldier's Memorial (sculptures)

I don't recommend adding other properties, listed below, that were considered after the initial walk through. The reasons are because they are not close enough to the Park physically and/or visually, they don't add to the primary significance of the district, and/or they are too altered.

- A & P building (10 Campbell St, 1960), converted to Senior Center by 1994. Too far away and too altered
- 3 School Street (1880)
- 8 School Street (1860)
- 10 School Street (1855) These three residential properties do not contribute to the primary significance of the district and do not front on the park like the other residential properties within the boundaries.
- 17 Mascoma (2000s Office bldg), too modern and not within view of the park
- 18 Mascoma (1944?, small addition to factory building?), not within view of the park
- 10 Water Street (1895?, mill), not within view of the park