



**LEBANON HERITAGE COMMISSION
MARCH 12, 2025 - 6:00 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: 871 695 409#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. February 12, 2025

3. Public Review

- A. None

4. Study Items

- A. Dana House Future
B. Master Plan Chapter Update

5. Other Business

- A. Standing Reports from other Commissions/Boards

6. Open to the Public

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](#) 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
MEETING ROOM 3, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY FEBRUARY 12, 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),

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 – January 08, 2025

A MOTION was made by Jeremy Rutter to approve the January 08, 2025 Meeting Minutes as presented. The MOTION was seconded by Matt Smith.

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

3. OPEN TO THE PUBLIC

A. Presentation and Request for Personal Monument in Colburn Park

Mr. Devon Blanchard said he is requesting a permanent monument to honor his uncle and aunt, Jason Timmons and Andrea Murphy, and their unborn child. He said they were victims of a 2013 automobile crash on Route 89, where another driver – attempting to end his own life – crashed into their vehicle.

He shared a video of a NH Chronicle TV news magazine story about Mr. Blanchard's holiday lights display, which he has erected in Colburn Park each year since 2017 as a tribute to the deceased family.

Mr. Blanchard said the lights display has been vandalized each of the past three years. He said he would like to install a permanent display that will not be as easily destroyed. He gave an overview of the draft display design (See Figure 1).

Chair Ford Burley said she is aware of the lights display Mr. Blanchard has put up in Colburn Park each year and said she appreciates his efforts to turn a tragedy into something joyful for the community. She said she is sorry that the display keeps getting vandalized.

She said she has concerns about putting permanent personal monuments into Colburn Park because it is a public space. She said

Lebanon is a large community and considering one personal monument really opens up the door to potential requests for personal monuments from the entire Upper Valley community.

Mr. Blanchard said he the work he has done putting up the lights each year he has done as volunteer work for the City. He said the fact that he's volunteering on behalf of the City makes it less of a personal monument.

Mr. Smith stated that the few permanent monuments that exist are notable for the subject's lasting impact on the City and their place in the City's collective history. He noted that many significant contributions have not been recognized with monuments and that is an exceptionally high bar to clear.

He explained that the Heritage Commission is charged with recognizing the resources of the City that have historic value. He said the Commission issues recommendations for the City Council and the Planning Board as to what should be preserved or officially catalogued. He said they are also responsible for preserving the historic character of the Colburn Park Historic District as a whole. He said he did not think that this monument affects any existing structures or enhances the character of the Historic District, and he was sure that this proposal falls within the scope of this Commission.

Mr. Wilkie said he would want to know the specific location of the monument, as well as the materials and manner of installation planned. He said he is concerned that, if there already has been vandalism, there should be a process or plan to handle future vandalism attempts. He said he agrees that this project may not fall within the purview of the Heritage Commission.

Mr. Blanchard said he spoke with Parks, Recreation, and Arts Director Paul Coats, who recommended he bring his request to the Heritage Commission and any other Boards who may need to review it. He said he has not had to request a permit to put up the light display since 2017 because he got permission from Mr. Coats in 2018.

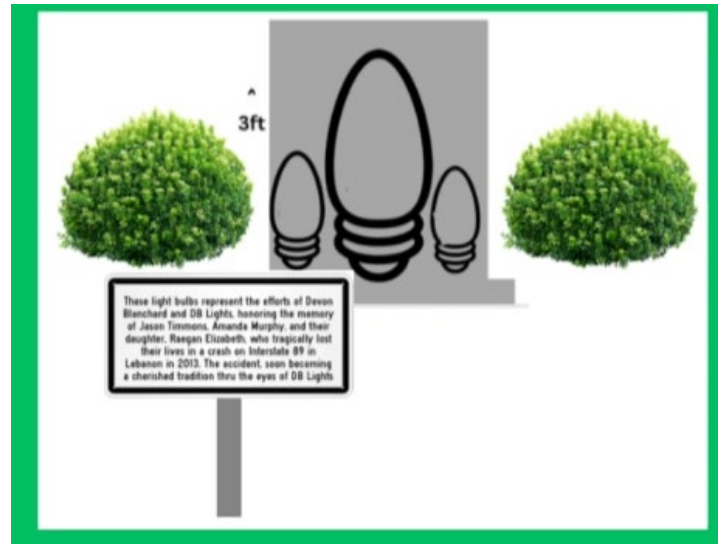


Figure 1: Blanchard Monument Design

Ms. Hembree noted that the Heritage Commission would act in an advisory role for this proposal and would not make any decisions regarding whether the monument would be erected and the City Manager's office would be the one to give final approval.

The Committee members agreed that, considering the many people who have contributed to Lebanon's history and have not been recognized, they would be hesitant to endorse placing the proposed monument in Colburn Park. They encouraged Mr. Blanchard to appeal to the appropriate committees/boards to get their approval to make his display more permanent.

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

Mr. Smith recused himself from this discussion because he said he is employed by the Upper Valley Music Center.

Mr. Ben Bingley, Director of the Upper Valley Music Center, was present on behalf of the applicant. He gave a history of the Center, and an overview of the project, which involves a new two-story addition to the existing structure on South Park Street.

He said the reasons for the project are:

- The second floor of the existing building is only accessible by stairs
- The expansion will allow for more group class programming

Mr. Bingley gave a history of the building and the changes to the structure. He went over the plans and proposed location for the new L-shaped addition.

The group discussed the windows on the building, and how the windows in the new addition would complement the existing windows. Mr. Bingley said all the windows in the new addition will match each other.



Chair Ford Burley thanked Mr. Bingley for presenting the history of the building. Mr. Bingley said Mr. Jim Perkins worked with him to create the historical information as part of the LCHIP (Land Community Heritage Investment Program) project.

A MOTION was made by Devon Wilkie to grant the Certificate of Approval pursuant to Article 4, Section 408, to the Upper Valley Music Center for its addition as presented to the Heritage Commission. The MOTION was seconded by Jeremy Rutter.

**** The vote on the MOTION was approved (3-0).***

1 Mr. Smith rejoined the meeting.

2
3 **5. STUDY ITEMS**

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5 **A. Landmark Properties Designations**

6 Ms. Hembree noted that the company that the City has ordered plaques from is not
7 currently taking orders. She said she is looking for a new place to purchase plaques.

8
9 The group discussed several potential candidates for Landmark Designation, including:

- 10 • The former Nabisco factory (Spencer Street, Lebanon) – currently being renovated
11 into artist studio space
12 • 4 Aces Diner (West Lebanon)- the structure was originally a historic Dining Car
13 • Daylight Store (Main Street West Lebanon) – original finishes are historic
14 • One of the historic structures on Crafts Ave, West Lebanon

15
16 The group also discussed whether no designations should be awarded this year.

17
18 At 7:12pm, Dr. Rutter left the meeting.

19
20 **B. Master Plan Chapter Update**

21 Chair Ford Burley suggested that an in-depth discussion about the Master Plan update be
22 held off until the March meeting. She agreed to review the Existing Conditions and
23 Trends Chapter and provide her edits/suggestions.

24
25 **6. OTHER BUSINESS**

26 **A. Rail Trail Signage**

27 Chair Ford Burley shared a mockup of possible images for the Rail Trail signs. The
28 Commission members approved the images presented and Chair Ford Burley said she
29 would begin looking for grants to fund the sign project.

30
31 **B. Standing Reports from other Commissions/Boards**

32
33 **7. FUTURE AGENDA ITEMS**

34 Mr. Smith asked that the status of Dana House be added to the next meeting's agenda.

35 **8. ADJOURNMENT**

36
37 Chair Ford Burley adjourned the meeting at 7:19pm

38
39
40 Respectfully Submitted,
41 Paula Roux
42 Recording Secretary
43

Historic Resources

Vision & Purpose

Lebanon's historic structures and landscapes are among its most valuable resources. The City's rich heritage history, made tangible through the built environment and through cultural artifacts, will shall be made accessible to our citizens and young people through ongoing efforts to protect, research, study, and shared with the public, communicate about the City's historic structures and documents. Both residents and visitors will be given a sense of the community's history, including the significance of those structures and documents, and the stories of the people involved in them.

The City of Lebanon will work to protect and preserve the distinctiveness of its historic and representative architecture, its natural landscape and resources, homesteads of historic persons, historic structures, and proper ties of other historic values/resources. In part, this will be achieved through thoughtful city planning, regulation of construction and demolition, and prioritization of Lebanon's existing structures and resources. The City will support research into the history of these resources as well as the history of Lebanon itself, and will promote the dissemination of this history to also educate its residents and visitors alike, about the City's many architectural and historic sites and resources to encourage the preservation of its history for generations to come. Finally, the City will preserve its historic legacy through careful planning and quality design by encouraging adaptive reuse of and respectful infill development around its historic buildings that are not used as museums and preserved historic sites.

Issues & Priorities

Provide Adequate Protection for Historic Resources

As the City continues to grow and develop, there will be continued-increasing pressure for-to development or in ways redevelopment that could result in the loss of-harm or destroy historic structures or other resources/landscapes. Perhaps the most-vulnerable sites to development pressure are the remaining-include historic farmsteads in the City's rural areas and aging structures in higher-density downtown areas. The City should promote the preservation and, where appropriate, adaptive reuse of existing resources, and the conscientious integration of new development into existing neighborhoods and landscapes. Guiding development towards the al-ready-built-up parts of the City and away from rural lands can help preserve the remnants of Lebanon's historic agricultural landscapes. In the core developed areas, finding new uses for old buildings is one of the most ef-fective ways to protect historic structures, such as barns in rural areas.

Fostering Community Awareness & Appreciation & Engagement

Historic buildings-structures and heritage-landscapes are critical components of Lebanon's community character and identity. A historic built environment grounds Lebanon in its rich past, provides In-addition to the quality of life benefits, preserving historic resources can result in significant econom-ie economic benefits for communities as historic sites draw in the form of tourists, attractive commercial opportunities, and historic restoration projects create jobsemployment, and supports environmentally responsible development through reuse. historic downtowns become thriving business districts. By raising creating more awareness of and community appreciation for the Lebanon's historic resources in the City and their benefits, associated with them, citizens-residents will be more likely to support projects-preservation initiatives and engage in protecting and promoting the City's programs aimed at protecting historic resources, buildings and properties. LikewiseSimilarly, the private owners of historic build-ings-structures will be more likely-better situated to take pride in appreciate and properly maintain care for their historic property to preserve its

key points | vision & purpose

- Convey Lebanon's rich heritage to residents and visitors by preserving and interpreting the historic resources that can tell the stories of the City and prior generations of residents.
- Encourage adaptive reuse of and respectful infill development around the City's historic buildings.

key points | issues & priorities

- Protect Lebanon's historic resources as the City continues to grow and develop.
- Foster greater awareness of and appreciation for the benefits and opportunities created by Lebanon's historic resources.

~~historic character when they know more are informed~~ about its history and ~~see understand that it as is an~~
~~valuable asset that is valued by within~~ the community.

City of Lebanon Master Plan Adopted March 26, 2012

key points | existing conditions & trends

- Lebanon's landscape and natural features speak to the City's heritage.
- Several inventories of historic resources have been conducted in Lebanon resulting in the listing of Colburn Park on the National Register of Historic Places.
- There are two organizations focused on historic resources in Lebanon: the Lebanon Historical Society (a private nonprofit organization) and the Lebanon Heritage Commission (an appointed civic committee).
- Downtown revitalization efforts in Lebanon have been strengthened by appropriate rehabilitation and re-use of historic buildings that have preserved their character and given the structures a new life.



colburn park

II | C

Existing Conditions & Trends

Lebanon has a long and rich history, which is reflected in numerous structures, natural areas, and roads. For example, the Colonial Kings Highway, ten rods wide, passed through Lebanon. With the 1761 signing of the Middle Connecticut River Grants that created Lebanon and other Upper Valley towns, the population began to grow. Farmers roofing their homes on Poverty Lane heard shots fired during the Revolutionary War. Civil War soldiers from Lebanon and the surrounding areas traveled through Westboro Station on their way to war; their relics are housed in the Soldiers Memorial Building. Since the 1760s, proud stoic families have been born, raised, and died here. Tombstones stand as silent sentries to them.

II | C.1

Historic Natural Features

Before European settlement, the Squakheag Indians traveled the fishing waters of the Connecticut River and its tributaries, including the Mascoma River, which bears the name of the Squakheag Chief, Mascommah. From the time European settlers first came to the area, Lebanon's rivers have been utilized to create development opportunities and they are a central part of Lebanon's history. The Mascoma River made Lebanon a wealthy mill town for most of its first two centuries, and as recently as the 1950s. Several of these historic mills have been converted to present day uses, illustrating the benefits of adaptive re-use of historic structures. The dams still in the Mascoma River and its tributaries are also evidence of the City's industrial heritage.

Lebanon's agricultural heritage is still evident in the City's present-day landscape. Although many of these agrarian sites are no longer working farms, they represent a link to the historic past. Historic barns, colonial farmsteads and stone walls are but a few of the historic rural resources remaining in the City today.

II | C.2

Historic Inventories and Districts

The 1984 Historic Resources Survey, commissioned by the Upper Valley Lake Sunapee Regional Planning Commission, identified 530 historic structures within Lebanon. An additional survey for the West Lebanon village area was completed in 1997.

There are three listings on the National Register of Historic Places in Lebanon (the Colburn Park Historic District, the Spring Hill Farm, and the Stone Arch Underpass) and one listing on the New Hampshire State Register of Historic Places (the Dana House). Lebanon's Landmark Designation program was created to identify and aid in the protection of sites and structures of significant architectural and historical value in the City. As of 2010, 73 more than 90 buildings and structures have been designated as Historic Landmarks.

The City's Colburn Park Historic Overlay District was established in 1996 and includes 19 contributing historic buildings and Colburn Park along the Hanover Street Mall. The district is comprised of a concentration of architecturally interesting structures in a variety of styles from the 19th and 20th centuries. Unifying the diversity of these buildings is their common siting fronting Colburn Park.

II | C.3

Historical Organizations

The Lebanon Historical Society, a private, non-profit organization established in 1958, has been active in the collection of historical information pertaining to Lebanon's past. The society worked closely with one of its

founding members, Robert Leavitt, who also served as the City Historian from the position's creation in 1973 until his death in 2007. The Historical Society has a wealth of historical information and documentation - photographs, clippings, artifacts and other materials - cataloged, recorded and stored in its vault at the Marion Carter Homestead. The Lebanon Historical Society has developed a web site that provides a wealth of information on the City's history. The site is online at www.lebanonnhhistory.org.

In 2006, the Lebanon Heritage Commission was created to supersede the City's Historic District Commission. The Heritage Commission is responsible for oversight of the Colburn Park Historic District, serves in an advisory role to the City, and provides stewardship for the Dana House in West Lebanon. The commission is also responsible for the dissemination of information regarding the City's historical resources and for conducting the landmark program. The designated City Historian is a regular member of the Heritage Commission.

For properties within the Colburn Park Historic District, the Heritage Commission assumes the powers granted by the Zoning Ordinance pertaining to the historic district. As set forth in RSA 674:44-a, the commission generally advocates for "the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural context."

II | C-4 Downtown Revitalization

The rehabilitation and adaptive use of various local structures has been critical to the visibility and acceptance of historic preservation. The rehabilitation of older buildings can be less expensive than new construction; and can benefit the tax base while giving older structures new life. Increased delays in project review and competition for limited resources dedicated to historic preservation are some of the challenges associated with the rehabilitation of historic structures.

A well-executed renovation project can act as a catalyst for similar work in the area, enhancing the downtown's overall image. However, structures remodeled in a manner not compatible with the historical character of the downtown can visually degrade the entire area. Structures that have found new uses in Lebanon include:

- The former Woolworth Building, now an innovatively restored [Lebanon College academic building](#).
- The former Hotel Rogers, now senior citizen housing.
- The Rivermill Complex, [which now provides space for multiple businesses](#).
- The H.W. Carter and Sons Factory, which now houses the AVA Gallery.

II | D Future Challenges & Opportunities

II | D-1 Protecting Historic Resources

Lebanon residents enjoy many aesthetic, cultural and economic benefits of the community's rich heritage by living in the midst of the reminders of the past. Parts of our nation's history that exist nowhere else in this country can be found in Lebanon. However, many of these reminders have been lost to change, growth and



dana house

Commented [DW1]: Adjust this to reflect the potential new direction for Dana House?

Commented [DW2]: [[to match the below list]]

key points | future challenges & opportunities

- Lebanon residents enjoy many aesthetic, cultural and economic benefits of the community's rich heritage by living in the midst of the reminders of the past. These historic resources should be recognized, valued and protected so they are not lost as the City continues to grow and develop.
- The City's historical organizations should continue their coordinated efforts to identify historic resources, interpret the City's history, and seek funding for historic resource preservation projects.
- The City should continue to evaluate and consider creating other historic districts.
- The City should continue to identify historic structures and sites for national, state and/or local recognition, and should continue efforts to restore City-owned historic buildings.
- The City should continue efforts to preserve historic transportation resources including historic and scenic roads, and railroad corridors and infrastructure.
- The City should continue efforts to preserve open space and protect rural character, which would also preserve the City's remaining heritage landscapes.
- The City should continue to support and sponsor opportunities that educate City residents, particularly youth, and visitors, about the City's history.
- The City should pursue partnerships, funding opportunities, and other mechanisms for protecting historic resources.
- Lebanon's historic resources should be promoted for cultural and heritage tourism.

development. Additional historic sites and resources will be lost if action is not taken. These losses will often result from acts of omission rather than commission. The danger is not just in the loss of an historic landmark, but also in the gradual and pervasive erosion of historical character that happens with incremental changes to buildings and neighborhoods

In the absence of diligent stewardship on the part of the City of Lebanon and its citizens, the links to our community's treasured past will be lost forever. Future generations will never see, touch, walk through, enjoy, or cherish them; while some will be mentioned in books, the rest will be completely forgotten as the last of those who remember pass on. It is the City of Lebanon's obligation, therefore, to protect and preserve these precious symbols of the community's heritage, and to instill in its children a sense of pride and reverence that they will pass on for generations to come:

Successful preservation of the City's past heritage will only be accomplished if information and knowledge is passed on and valued. The City needs to remind its citizens of the rich history that surrounds the community. A recent example of the worthiness of this concept has been the statewide requirement to teach local history in the schools.

An historic preservation program provides an historical context for future planning and land use policies, particularly as these policies relate to urban design. Using past architectural styles as a benchmark, historic preservation gives residents an important connection and "sense of place" that fosters pride and encourages community involvement.

II | D-2 Historical Organizations

The Heritage Commission, as well as the numerous private organizations and citizens that have traditionally participated in promoting and preserving Lebanon's historic resources, should continue in their roles and with actions such as the development of interpretive signs, walking tours, publications and events with an historical focus.

Through its Heritage Commission, the City should complete an updated comprehensive Historic Resources survey of the City's historic buildings, and then it should periodically update that information. The members of both the Historical Society and Heritage Commission should meet periodically to keep each other informed of goals, accomplishments, and challenges, and to avoid duplication of effort. Furthermore, there may be opportunities for collaboration on certain projects of mutual interest.

The Lebanon Heritage Commission should pursue-maintain the City's Certified Local Government (CLG) status, which would makes the City eligible to apply for matching grants for community preservation activities, such as surveys, educational projects, and preservation planning, as well as training for commission members and technical assistance for completing its responsibilities.

II | D-3 Historic Districts

The Heritage Commission is currently evaluating the possibility of creating new historic districts, including expanding the current district in Lebanon and creating a new one in West Lebanon's Maple Street area. In order to prepare for this process, the commission should look at evaluating property for historic preservation. The

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Commented [DW4]: Comma is inaccurate, but sentence is run-on. Rephrase?

commission also should produce a public information document on historic districts to raise public awareness of their value. The creation and administration of a local historic district is the most comprehensive preservation tool available to local governments under state law.

II | D-4 Historic Buildings

The City, with assistance from the Heritage Commission and the Historical Society, should continue to identify buildings that qualify for the State and/or National Registers of Historic Places and the City's Historic Landmark Designation Program.

~~The Dana House in West Lebanon currently is a primary preservation focus for the City. One of the Heritage Commission's hopes is to eventually develop a comprehensive list of the families who have lived in the house over its 250-year history. The commission is studying whether the Dana House will qualify for inclusion on the National Historical Register of Historic Places.~~

~~Another~~One historic building that could be better utilized is the Soldiers' Memorial Building. The Soldiers' Memorial Building now serves as a memorial to veterans of all wars, and various veterans groups meet there. If the City wants to open this building more frequently for public visitation, ADA access and security issues may need to be addressed. Currently, the [Guardian of the Soldiers' Memorial Building Advisory Board](#) opens the building to the public only several days per year. ~~The board is composed of volunteers and it~~ is often difficult to find enough volunteers to open the building more often.

Lebanon has a wealth of old mill buildings, some of which have been renovated for reuse. The City could follow examples set by Manchester, New Hampshire and other mill towns in capitalizing on its mill history. Residents and visitors could learn more about the importance of that era through photo and interpretive displays, walks or lectures.

II | D-5 Historic Transportation Infrastructure

The City has a number of historic and scenic roads that are in danger of being degraded because of a lack of recognition and protection. What remains of the original roads that passed through and connected Lebanon with the rest of New England should be preserved. The remaining portions of these old roads, whether currently in use or not, deserve recognition and a permanent place in the community, possibly as preserved trails for the recreational use. The Lebanon Class VI Roads Committee and the Scenic Road designation process are two mechanisms capable of providing stewardship to these resources.

The Westboro Rail Yard located off of Main Street in West Lebanon is considered one of the City's greatest assets. The [preservation-adaptive reuse, including interpretive signage](#), of the Westboro [Rail Yard](#) ~~railroad lines and properties~~ would be an important reminder of West Lebanon's heritage and the City should continue to work with the state, the Claremont-Concord Railroad, and the citizens and businesses of West Lebanon to develop a viable plan for the site (Chapter 4 of this plan for a more complete discussion of future planning ideas for the rail yard, including historic preservation and partner-ship opportunities).

An extension of the [Rail-Trail from downtown Lebanon, along the Mascota River, Mascoma River Greenway](#) into West Lebanon could provide an alternative transportation link between a revitalized Westboro Yard and the remainder of the City.



soldiers' memorial building

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mill parcel

For this concept to come to fruition, however, the trail would need to coexist safely with active rail use in part of the corridor.

II | D-6 Historic Open Space and Natural Resources

The City's scenic and agricultural lands play an important role in providing a link with history and a rural character that is disappearing. The City should continue pursuing conservation and preservation easements with willing landowners, and with the assistance of regional land trusts. The State of New Hampshire provides several historic preservation tools for barns and other historic agricultural structures. The designation of the Connecticut River Byway as a National Scenic Byway in 2005 creates additional grant funding opportunities for preserving historic properties and valuable farmland. Improving access to the Mascoma River would not only help revitalize the Central Business District, but could enable it to be better used as a living historical and recreational resource.

II | D-7 Historic Education

The success of preserving the City's heritage will only be accomplished if information and knowledge is passed on and promoted. The City needs to remind its citizens, particularly its youth, of the rich history that surrounds the community. Educational programs focused on local history and its preservation should be encouraged in both the community's schools and through City-sponsored recreational programs and public awareness activities. The City's historical organizations should work with the schools by providing historical resources and materials, involving long-time residents who can present information or be interviewed, and consulting with the schools on curriculum. This program need not be limited to a classroom, but can include education through participatory civic activities. The City can broaden public awareness of its historic resources in a variety of ways, including:

- Brochures describing local history, and including a map of notable structures.
- Walking tours of historic sites and structures.
- Oral history projects.
- Historic re-enactments on the Green and commemorative celebrations such as Lebanon 250.
- Photographs and murals in City Hall and other public and commercial buildings.
- Better utilization of historic buildings such as the Soldiers Memorial Building and Carter House for educational outreach purposes.
- Establishing an historical museum, preferably in one of the City's historic properties.

II | D-8 Historical Tools, Programs and Partnerships

The Land and Community Heritage Investment Program (LCHIP), the New Hampshire Main Street Program, and Certified REHAB federal tax incentives, are examples of programs and tools that could benefit the City and private owners of historic buildings. Additionally, the City should make better use of local human resources when making decisions that impact Lebanon's historic assets. This could be accomplished through an inter-board review process for City projects affecting historical resources. As development occurs, the City needs to

weigh the importance of preserving our history out of respect for those who came before us and for the value it brings to us in our everyday lives.

11 | D-9

Historical and Cultural Tourism

Historic and cultural resources account for a significant portion of the tourism spending in the state. As the travel and tourism industry becomes a larger segment of the regional economy, opportunities to promote heritage and cultural tourism should be explored. As Lebanon is on the Connecticut River Byway, there are opportunities to promote its cultural heritage through the Connecticut River Byway Council. In addition to creating new jobs and new businesses, well-managed tourism improves the quality of life and builds community pride. Cultural heritage travelers are an attractive market to target, as they tend to stay longer and spend more money, according to the National Trust for Historic Preservation. Perhaps the primary benefit of cultural heritage tourism is the preservation of a community's historic character. However, the largest challenge facing heritage tourism is ensuring that its success does not destroy what attracts visitors in the first place.



west lebanon congregational church

OUTCOME 1 Protect Lebanon's historic resources as the City continues to grow and develop.	
STRATEGIES	ACTIONS
1 Encourage local citizens to cooperate in preserving our cultural heritage by identifying and adequately protecting historic resources.	1 Conduct oral history projects with long-time residents who wish to share their knowledge and experience.
2 Seek grant money to develop and restore areas of historic interest.	2 Continue to pursue obtaining Maintain the City's status as a Certified Local Government.
3 Work jointly with local individuals and organizations, as well as with those from other geographic areas, to provide a broader basis for funding for historic preservation projects.	3 Continue identifying structures that qualify for the State and/or National Historic Register and the Historic Landmark Designation Programs.
4 Explore and support financing options for adaptive reuse of historic buildings.	4 Continue preparing a complete historic resources survey for Lebanon, building on the 1984 partial survey carried out by the Upper Valley Lake Sunapee Regional Planning Commission.
5 Continue to consider the Land and Community Heritage Investment Program (LCHIP) and other sources of funding for critical historic preservation projects, if funding for this program continues.	5 Continue efforts to nominate the Dana House for the National Register of Historic Places.
6 Investigate the New Hampshire Main Street Program for assistance with Central Business District revitalization.	6 Evaluate historic features along the railroad corridor in Lebanon and East Lebanon for preservation.
7 Consider utilizing the Connecticut River Byway Program to help promote the City's heritage.	7 Continue seeking conservation and preservation easements of sites with historic value with willing landowners.
8 Continue evaluating the appropriateness of new historic districts, such as expanding the current District to include the neighborhood between School and Bank Streets, and a new district in the Maple Street and Main Street area of West Lebanon.	8 Work with the Conservation Commission to raise awareness among residents of the benefits of conservation easements.
9 Continue to investigate historic preservation grant and tax incentive programs to save or restore barns and other agricultural outbuildings, including the new state law that enables local government to grant tax relief to landowners wishing to maintain and repair their agricultural buildings.	9 Preserve and plant street trees in the Historic District and Central Business Districts of both Lebanon and West Lebanon.
10 Continue to support the Conservation Commission and Class VI Roads Advisory Committee in their efforts to map all historic Class VI roads and identify their historic and current uses.	
11 Continue to support efforts to designate scenic and/or historic roads and recognize them with plaques.	
12 Support the Westboro Committee in its efforts to develop a plan for Westboro Yard.	
13 Support efforts to extend the Northern Rail Trail Mascoma River Greenway from downtown Lebanon to West Lebanon.	
14 Recognize the historic value of open space and natural resources.	

OUTCOME 2 Foster greater awareness of and appreciation for the benefits and opportunities created by Lebanon's historic resources.

STRATEGIES	ACTIONS
1 Better utilize the Soldiers' Memorial Building, Carter House, and other historic buildings for educational outreach purposes, while ensuring their careful preservation.	Develop a plan for ADA access for all City-owned historic buildings whenever feasible. 1
2 Foster community appreciation and involvement through public education strategies, such as: brochures, walking tours, oral history projects, and displays/murals in public buildings.	Develop educational and interpretive signs recognizing the Historic District and historic buildings. 2
3 Assist the City Historian in outreach efforts with schools.	Evaluate the feasibility of establishing an historical museum, preferably in one of the City's historic properties, to be operated by the Heritage Commission, the Historical Society, or both. 3
4 Recognize the economic potential of historic resources.	Continue to write articles on community history for local newspapers. 4
5 Explore opportunities to promote heritage tourism, through historic walking tours, heritage festivals, and signage.	Develop a joint effort with the schools to help educate students about the City's history and historic resources (buildings, rivers, documents, and people) and involve students in heritage projects. 5
6 Consider developing interpretive educational materials and events focused on the City's mill history.	Prepare a "white paper" and a publicity and property owner's packet on the benefits and value of historic districts, to raise public awareness of their importance. 6
7 Continue to investigate and encourage ways to bring attention to our rivers and to use them as a source for history education.	Continue restoring the Dana House in West Lebanon and develop plans to convert it to a museum. 7