



**LEBANON HERITAGE COMMISSION
APRIL 9, 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: 615 256 680#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. March 12, 2025

3. Public Review

4. Study Items

- A. Dana House Future
B. Master Plan Chapter Update
C. Start Zoning Amendment Discussion

5. Other Business

- A. Standing Reports from other Commissions/Boards
B. Brick Repointing starting in August on Soldiers Memorial

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
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY MARCH 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.), Claire Geno (alt)

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

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

1 **1. CALL TO ORDER**

2 Chair Ford Burley called the meeting to order at 6:01pm. Ms. Hembree reviewed the City’s
3 meeting in-person and REMOTE attendance policies and procedures.
4

5 **2. APPROVAL OF MINUTES – February 12, 2025**

6
7 Amendments: Page 2, Line 21: Delete first “he”
8 Page 2, Line 35: Edit to read “the project does not fall within the scope of
9 the Commission”
10 Page 2, Line 45: Add “ongoing” before “permission”
11 Page 3, Line 8: Add “in another location”
12 Page 3: Edit name to “Ben Van Vliet” throughout
13 Page 3, Line 32: Add “former Kendrick-Wood House”
14 Page 3, Line 42: Change to “Devin”
15
16

17 Chair Ford Burley noted that Ms. Geno was present as a new alternate member of the
18 Commission and would not participate in the voting at the meeting.
19

20 *A MOTION was made by Jeremy Rutter to approve the February 12, 2025 Meeting*
21 *Minutes as amended. The MOTION was seconded by Matt Smith.*
22

23 ** The vote on the MOTION was approved (4-0).*
24

25 **3. PUBLIC REVIEW**

26 None
27

28 **4. STUDY ITEMS**

29 **A. Dana House Future**

1
2 Chair Ford Burley said Dana House has been removed from the Public Works budget this year.
3 Mr. Smith said it is unlikely that funding would be restored. He said the group should discuss a
4 possible long-term solution. Ms. Hembree noted there is just under \$2,000 left in the Budget for
5 “Building Improvements” for Dana House, and said City Custodian Rich Adams had several
6 suggestions that the funds could be used for. She explained that these funds are not part of the
7 Dana House Trust funds. Ms. Hembree said some furniture and pieces of the loom were left in
8 Dana House. Chair Ford Burley said all the other artifacts have been removed. The group
9 discussed using the funds to help preserve the loom. Chair Ford Burley said she would try to
10 determine who donated the loom.

11
12 Dr. Rutter asked about the status of the negotiations between the SAU 88 (which owns the land)
13 and the City. Ms. Hembree said she would ascertain the status. Chair Ford Burley said the City
14 would probably enter into a land swap with the SAU to swap the land behind Dana House
15 (which is owned by the City) with the land upon which Dana House is located, so (ultimately)
16 the City would own Dana House and the land it sits on.

17
18 Chair Ford Burley said she will reconnect with Andrew Cushing of the NH Preservation Alliance
19 to ask him to meet with the Heritage Commission to discuss possibly having a developer take
20 over Dana House as a historic structure, rehabilitate it, and then repurpose it into housing. Mr.
21 Smith said it would be good to have a recommendation about the future of Dana House before
22 budget season.

23
24 Mr. Smith asked the group if they felt returning Dana House to a residential home is still the best
25 option. Dr. Rutter said if no developer is willing to take it, he suggested the City get rid of it
26 because it is not doing any good for the City. Chair Ford Burley said the worst-case scenario
27 would be for the City to tear it down and turn it into City-owned housing. She said she thought
28 public opinion would not be in favor of tearing it down, but that may not translate into financial
29 support.

30
31 The group discussed what would happen if Dana House was turned over to a developer. Chair
32 Ford Burley said a preservation easement could put boundaries on what a developer could do to
33 the structure. She also said a 99-year lease is another option.

34
35 Chair Ford Burley said she would reach out to Mr. Cushing and ask him to come to a future
36 meeting to speak on what options the Commission may have. Mr. Smith asked her to ask for
37 other examples of 99-year-lease situations so the Commission can see how that might work for
38 Dana House.

39
40 **B. Master Plan Chapter Update**

41
42 Chair Ford Burley said she reviewed the 11C - Existing Conditions and Trends Chapter and
43 Historical Organizations sections and suggested some sections could be rearranged. The group
44 discussed the structure of the chapter and what would be most useful to add to the chapter.

45
46 The following suggestions were made:

- 1 • Separate Historic Inventories and Districts into distinct sections
- 2 • Add Districts to the Downtown Revitalization section

3
4 The group discussed possible edits to Section 11E – Future Challenges & Opportunities

- 5 • Mention that Colburn Park is where two original roads crossed in timeline of City
- 6 • Add the historic fires that have occurred in Lebanon
- 7 • Add representative structures to timeline
- 8 • Look for new historic landmarks to represent the history of the City
- 9 • Add sites of past covered bridges or mills to Section 11D4 - Historic Buildings
- 10 • Add Kendrick-Wood House to list of buildings in Section 11C4 – Downtown Revitalization
- 11 • Cross-reference other sections to refer to maps and other information for context
- 12 • Add historic maps directly to the section as opposed to an index at the back of the plan
- 13 • Add images of informational signs (ex: proposed signs for the Rail Trail)

14
15 Dr. Rutter said he would review and attempt restructuring portions of Sections 11C and 11D.
16 Mr. Wilkie suggested they create categories for each of the subcategories in Section 11D and
17 create subcategories for Existing Conditions and Future Opportunities when appropriate. Mr.
18 Wilkie said he would work on restructuring Historic Districts and pulling that out of the Existing
19 Conditions section.

20
21 The group discussed a brief outline of topics:

- 22
- 23 I. Sections 11A & 11B would remain as an Introduction
- 24 II. Section 11C History of Lebanon
 - 25 A. Key Events / Areas that have brought City where it is today
 - 26 i. Transportation
 - 27 ii. Fires
 - 28 B. Historic Districts
 - 29 i. Existing Conditions
 - 30 ii. Future Challenges
 - 31 C. Historic Buildings
 - 32 D. Historic Organizations
 - 33 E. Other Historic Elements
 - 34 i. Transportation / Infrastructure
 - 35 ii. Industries
 - 36 iii. Natural Resources
 - 37 F. Recreational Opportunities
- 38

39 Chair Ford Burley suggested the Historic Education, Historic Tools, Programs, Partnerships,
40 Tourism sections could be added as an additional category or absorbed into other sections.

41
42 The group discussed the history of the City’s recreational opportunities, including the 100 years
43 of the Lebanon Outing Club and the fact that the Opera House shares a structure with City Hall.

44
45 Mr. Wilkie suggested the redrafting should be done by October (before budget season). Chair
46 Ford Burley asked the group to think about images that could be added to the Chapter.

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G. OTHER BUSINESS

A. Standing Reports from other Commissions/Boards

Dr. Rutter said discussions with the Planning Board about the River Park project continue.

Chair Ford Burley said the project team for the development project at the former Densmore Brickyard has received its demolition permit so the buildings will be coming down. She said the team has documented the project photographically. She said she would be meeting with him to ensure the current site has been satisfactorily documented. Mr. Smith said all the trees have been taken down and access roads are being built.

Ms. Hembree said the Heritage Commission will probably be reviewing a project at 3 Campbell Street where office space is being converted into apartments. She said the project involves changing some exterior windows into egress routes, which will require review by the Commission.

Chair Ford Burley said she was contacted by an architectural historian regarding a quote for an interpretive panel proposed for the Jones Crossing intersection on Mascoma Street.

H. FUTURE AGENDA ITEMS

- Future of Dana House
- Continuing Master Plan Rewrite

I. ADJOURNMENT

Chair Ford Burley adjourned the meeting at 7:07pm

Respectfully Submitted,
Paula Roux
Recording Secretary



Re-opening of Request for Proposals
for the Rehabilitation and Lease of the
Campbell Farmhouse
137 Kendall Pond Road Windham, NH
August 15, 2017
(Originally advertised on April 14, 2017)



Prepared by New Hampshire Preservation Alliance on behalf of the
Windham Conservation Commission April 10, 2017

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APPENDICES

- Appendix A. *Notes on Campbell Farmhouse*, James L. Garvin, January 24, 2015
- Appendix B. Excerpts from *Continuing Use Study for Campbell Farmhouse*, September 8, 2015
("4. Market Analysis" and "5. Comparable Sales")

Request for Proposals for the Rehabilitation and Lease of the Campbell Farmhouse

PART 1

A. Project Overview

At the 2014 Town Meeting, the residents of Windham voted to approve the purchase of Campbell Farm at 137 Kendall Pond Road (Lot 1-C-100) in Windham, NH. This 64 acre historic farmstead is 40% open fields and 60% wooded land with an 1868 farmhouse. The Windham Conservation Commission is now seeking a residential curator to live in, and be responsible for the rehabilitation and maintenance of the Campbell Farmhouse in return for a long-term lease. The curator will be selected through an open and competitive process, with a proposed use compatible with the historic and natural character of the property.

The Conservation Commission is open to considering a wide range of proposals that comply with the property's "rural district" zoning, and is most interested in proposals where the curator resides in the house for a minimum of 5 years, but not more than 20. The curator must complete substantial improvements to the house and will be responsible for the general maintenance of the property surrounding the house. A work plan and schedule will be developed as part of the lease terms. The lease will include an obligation to pay property taxes as required under RSA 72:23 (I) (b). 2016 property taxes were \$6,480.

About the Windham Conservation Commission

The Windham Conservation Commission was established in 1968 to provide for the proper utilization and protection of watershed and other natural resources in the town. One of the goals of the Commission is to acquire land to conserve and keep from being developed. The Conservation Commission recognizes the benefit of maintaining these natural areas for passive recreational use as well as habitat for wildlife. The Conservation Commission appointed the Campbell Farm Sub-Committee which consists of two Conservation Commission members, two Historic District Commission/Heritage Commission member, and four Windham residents to determine the future use of the farmhouse.

About the New Hampshire Preservation Alliance

The New Hampshire Preservation Alliance, founded in 1985, is the statewide organization that strengthens communities and stimulates local economies by encouraging the protection and revival of historic buildings and places. The Campbell Farm Sub-Committee has contracted with the New Hampshire Preservation Alliance to assist in this RFP process.



January 2015

photo courtesy of James L. Garvin

About the Campbell Farmhouse

The Campbell Farmhouse is located on Kendall Pond Road in the northwest corner of town, a rural area of both historic and newer homes just a few miles from I-93 in south central New Hampshire. The Italianate house is two stories with a shallow pitched roof and L-shaped footprint with rear ell. The house was built in 1868 by Deacon Samuel Campbell, Sr. (1819 - 1902) replacing an earlier ancestral home, and is exceptionally well-documented by surviving journals of both the builder and several generations of family owners. The first-floor parlor has changed little from its original appearance with stenciled wall decoration and the original 19th century in-grain carpet.

The house retains a high degree of integrity in its location, setting, materials, workmanship, feeling, and association, though it has lost its former (and original) front porch that extended from the projection at the southern end of the dwelling northerly across the remainder of the façade. The stone foundation of the porch remains. A two-story ell on the back of the house replaced an earlier woodshed in the 1990s, providing living space that includes a year-round sun-porch and 2nd floor master bedroom. In total there are 4 bedrooms and 2 bathrooms. The cellar is accessed by interior stairs and bulkhead; it is dry and characterized by a finely-worked granite foundation and piers and a brick bake oven. It would likely be eligible for the National Register of Historic Places but has not had a formal determination. The house has a private well and septic currently in acceptable condition.

A single bay garage stands near the end of the driveway, close to the winding country road. The land surrounding the house slopes down at the back and sides of the lot. Behind the building's back lawn is a drop-off of some 8 – 10 feet; here stands a stone retaining wall and remnants of the massive cut-granite foundation of a former barn. The remaining land around the house is open fields that give way to forest cover near Beaver Brook, the stream that forms the entire back boundary of the farm. (Description from *Continuing Use Study for Campbell Farmhouse*, September 8, 2015, Appendix B)



Early 20th century photo showing original front porch no longer present



Front entry hall July 2015



Original 1868 ingrain carpet remains in the parlor

B. Purpose of RFP/Goals of Campbell Farm Project

The Town seeks proposals for rehabilitation and continuing use of the Campbell Farmhouse that will meet community and preservation goals. Accordingly, the Town seeks to identify and select a partner who:

- Is committed to the rehabilitation, management and maintenance of the Campbell Farmhouse;
- Will be sensitive to the historic nature of the building and its features that define its historic character;
- Understands and accepts the challenges of rehabilitating an old building;
- Is committed to the preservation of the Campbell Farm on a long term lease basis;
- Has the experience and ability to rehabilitate an old, yet structurally sound, building to 21st century standards and needs;
- Has financial capacity to undertake the rehabilitation and ongoing maintenance of the property.

The Town will respectfully consider all proposals and is most interested in proposals with lease terms of 5 to 20 years, a solid financial commitment, expertise in preservation carpentry and a respect for the historic integrity of the farmhouse.

The Town's guiding principles for Campbell Farmhouse's continuing use are:

1. Property will be preserved and remain an asset within the community, continuing to represent an important family and time period of the town's historic past.
2. House will be maintained and used in a manner that positively contributes to the character of its neighborhood and surroundings.
3. House will be occupied and rehabilitated as soon as practicable.
4. Reuse strategies will maximize the chances that the house continues to be well maintained, well stewarded, and well preserved.
5. Use of house must be compatible with the purposes and uses of the surrounding conservation land.
6. The structure will be preserved and maintained insofar as possible in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.
7. Project and property use will not pose an undue financial burden on the Town of Windham.

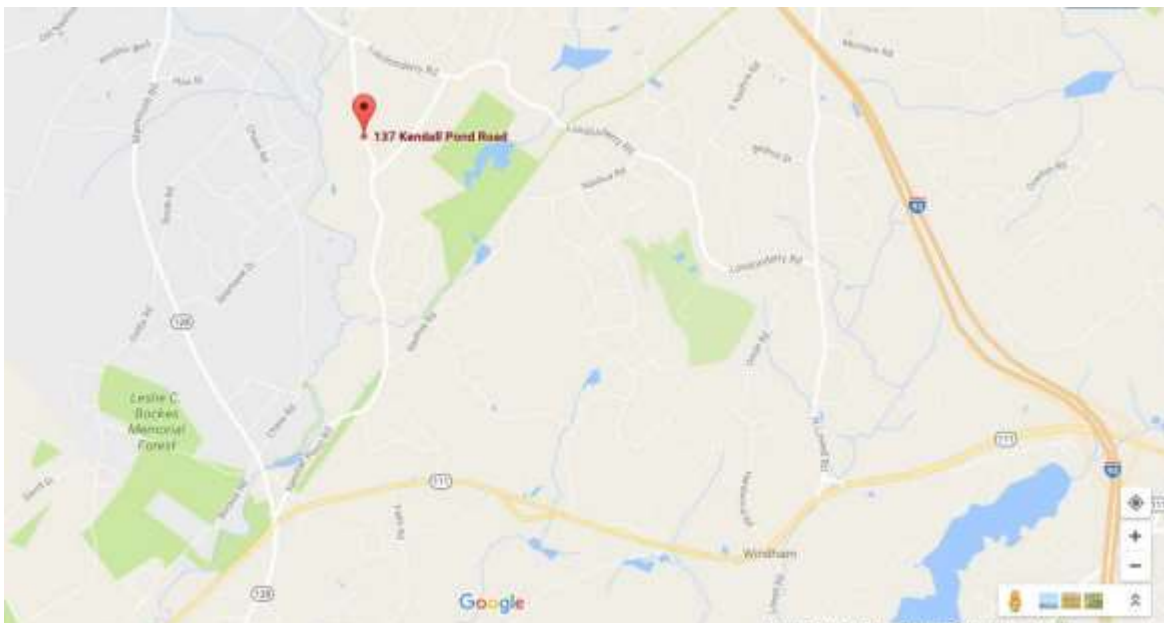
C. Community Profile

Windham is located in Rockingham County, in south central New Hampshire just three miles north of the Massachusetts boarder with immediate access to Route 93. Windham's 26.7 square miles of land area and 1.1 square miles of inland water area consists of suburban subdivisions, rural open spaces and large areas of undeveloped land. Windham is a thriving community with convenient access to I-93, Route 111, Route 28, and Route 128 offering easy access to and from Boston, Manchester Airport, the Seacoast, and the White Mountains. The town has experienced steady growth of commercial development over the years while still maintaining its high quality of life which continues to attract residents and businesses.

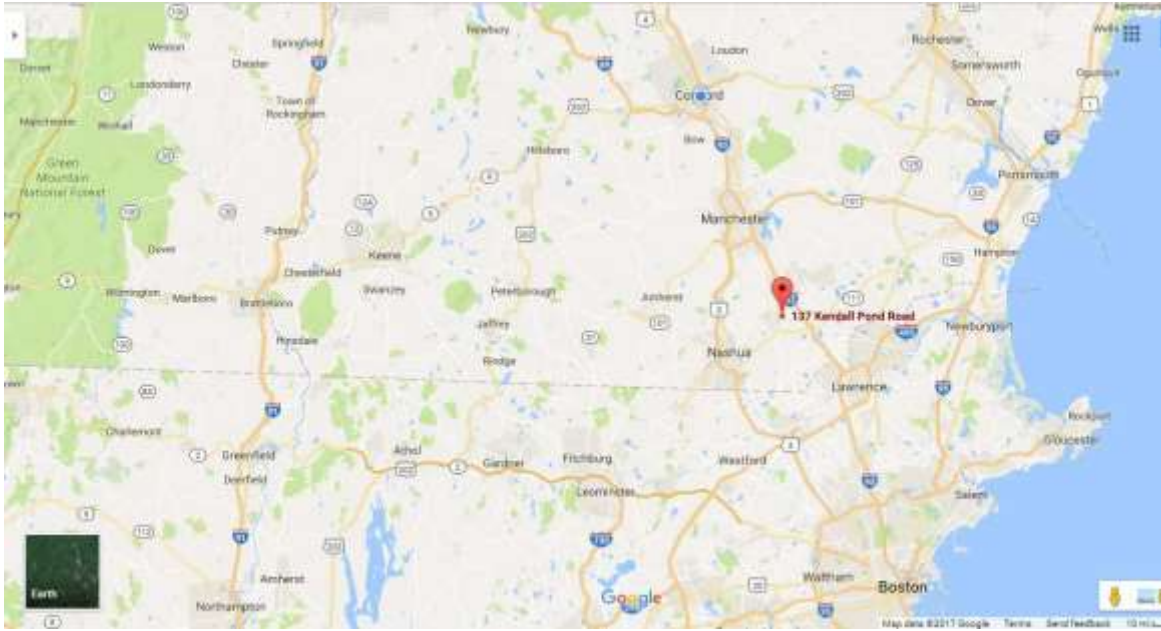
The 2014 Census estimate for Windham was 13,943 residents, which ranked 20th among New Hampshire's incorporated cities and towns. The mean household income is \$111,982 with 41% resident workers commuting to another NH community and 37% commuting out of state.

D. Site Location

The farmhouse is located at 137 Kendall Pond Road, Windham, NH; 37 miles north of Boston and 21 miles south of Manchester (New Hampshire's largest city) in the southern part of the state. The property is located on a winding rural road with a mix of historic and newer homes 4 miles from exit 4 off I-93 and just over 6 miles from exit 3. The house sits close to Kendall Pond Road on the eastern edge of the 64 acre Campbell Farm property owned by the town. The Campbell Farm property's eastern boundary contains 1589' of frontage on Kendall Pond Road and its western boundary abuts 5140' of Beaver Brook.



The Campbell Farm property borders Beaver Brook and the town of Londonderry to the west.



Windham is in the south central New Hampshire, just off Route 93, approximately 37 miles north of Boston, MA.

E. Historic Significance with Preservation Priorities

In determining preservation strategies for a historic property, it is important to identify the features that define or contribute to the historic character of the property. The design of this Italianate house is unusual, reflecting “both the wealth and intellectual curiosity of its builder, Deacon Samuel Campbell Sr. (1819-1902).” It is characterized by high-quality building materials, and innovative design and technology. While “the single detriment to the building’s integrity of design is the loss of the original front porch... the building should retain eligibility for listing in both the State and National Registers of Historic Places.” (*Notes on the Campbell Farmhouse*, James L. Garvin, January 24, 2015)

Preservation Priorities:

Highest priority to preserve:

- Basic form of the house including roof
- Setting and footprint of the house
- Granite foundation and underpinning stones
- Major elements of floor plan
- Original exterior features of the house such as cornice and roof brackets and engaged corner pilasters
- Original window sash, casings, and glass
- Some interior features of the house, particularly on first floor
 - Interior front hall and staircase including front door and doorbell
 - Doors and casings

Also very important to preserve:

- Landscape features including retaining walls and barn and porch foundations
- Lawns, adjacent fields, other stone walls and larger trees
- Original exterior materials of house
- Kitchen chimney and what remains of parlor chimney

Areas where more flexibility/change is possible:

- Existing garage (new garage could be possible)
- Front porch may be rebuilt
- Ell floor plan and materials may be altered
- Kitchen and bathrooms may be changed
- Secondary staircase may be changed

A preservation easement is being considered for the property that reflects these priorities.

F. Proposed Lease Structure

The Town of Windham is requiring a lease term of 5-20 years. The terms shall reflect the extent, quality and cost of the rehabilitation work, and include a detailed work plan to be carried out over a specified period of time. The curator lessee will be responsible for conducting and financing the required rehabilitation work in exchange for rent. The lease will include an obligation to pay property taxes as required under RSA 72:23 (I) (b). (2016 property taxes - \$6,480)

PART 2

A. Proposal Submission Requirements

DUE DATE - September 8, 2017, by 3pm (received in town office by this date)

Note: Any new applicant who wishes to submit a proposal may do so. Original applicants are not required to submit a new proposal. The original proposal will be considered unless a revised proposal is received.

Contact information to include respondent's name, company/organization/partner name(s) if appropriate, mailing address, telephone number, fax number, and email address.

Please provide a narrative summary of the concept. Describe how the proposed use is compatible with the long-term preservation of Campbell Farm and the historic value of the property.

Applicants must specify how they intend to carry out the preservation phases of the project. Please include a general schedule with milestones. A more detailed schedule will be required before signing a lease agreement. It is suggested that applicants consult with the Windham Building Inspector for help interpreting building code and ADA issues (if applicable) and to become familiar with the flexible allowances for historic properties as appropriate. For more information see the NH Division of Historical Resources website:
<http://www.nh.gov/nhdhr/code.htm>.

Provide a narrative summary of your (or those whom you will hire) experience and qualifications to undertake, implement, and manage the preservation, use and maintenance of the property.

Include references and contact information for any other similar projects. Describe any specialized skills in historic preservation.

Provide evidence of financial capacity for rehabilitation and maintenance of the property.

Submissions should be mailed to:

Windham Conservation Commission
3 North Lowell Road
Windham, NH 03087
Attn: Lisa Ferrisi, Chair

B. Description of Proposal Evaluation and Selection

The Town will evaluate each proposal based on the documentation requested herein, using criteria that include, but are not necessarily limited to, or in the order of, the following:

- A. The proposal's responsiveness to the RFP (format, capabilities, approach, clarity, etc.).
- B. How well the proposal matches the needs and values of the community.
- C. The qualifications and experience of personnel committed to the project and experience with similar projects.

D. The Applicant's ability to verify financial competency to complete the project as proposed in a timely manner agreed to by both parties.

In its evaluation process, the Town may request additional information or clarifications.

The Town will interview the top candidates before final selection is made.

The Town of Windham reserves the right to reject any and all proposals, either in whole or in part, to waive all defects, formalities and/or irregularities in proposals, to accept substitutions or exceptions to the requirements, to negotiate with the successful proposer, and to otherwise act as shall be determined by the Conservation Commission to be in the best interest of the Town.

All inquiries concerning this RFP should be directed to:

Betty Dunn
603-893-8501
CampbellFarm@WindhamNH.gov
Windham Conservation Commission 3 North Lowell Road
Windham, NH 03087

Appendix A

NOTES ON THE CAMPBELL FARMHOUSE 137 KENDALL POND ROAD WINDHAM, NEW HAMPSHIRE JANUARY 24, 2015

ARCHITECTURAL HISTORY HISTORIC PRESERVATION

JAMES L. GARVIN
FARRINGTON HOUSE

30 South Main Street · Building 1, Suite 201 · Concord, New Hampshire, 03301
james@jamesgarvin.net jlgarvin@mail.plymouth.edu <http://www.james-garvin.com>



Campbell Farmhouse, North and East (Front) Elevations

Summary: This report is based on a brief inspection of the Campbell Farmhouse on the afternoon of January 23, 2015. The purpose of the inspection was to observe and identify the character-defining features of the dwelling and to assess the eligibility of the house for listing in the State and/or National Registers of Historic Places.

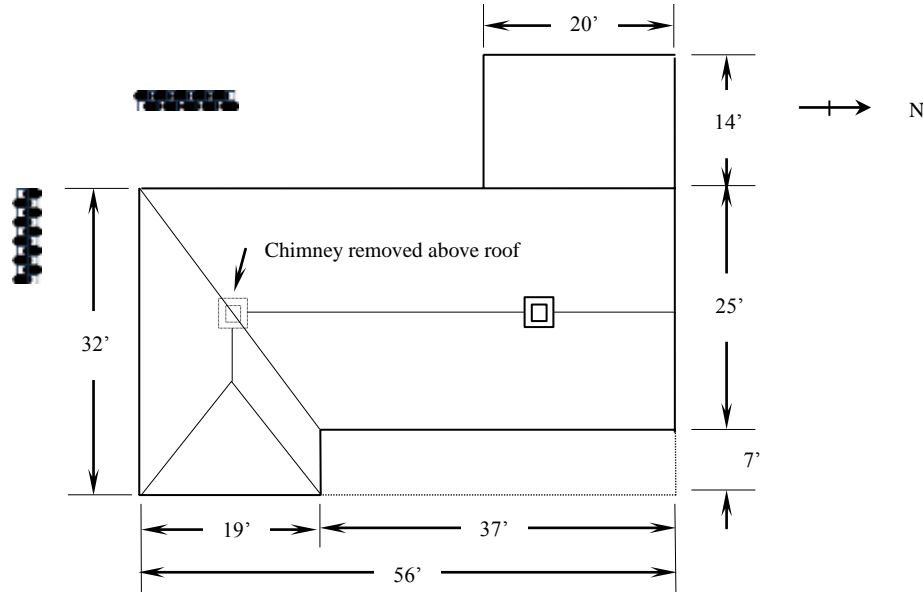
The Campbell Farmhouse is a framed dwelling of two stories with a roof of very low pitch, providing no usable attic but offering a shallow space above the second-story ceilings. The house was built in 1868 close to the site of an ancestral Campbell dwelling, and was sufficiently completed for occupancy to begin on October 21, 1868. The house measures approximately 56 feet in total length and approximately 25 feet in depth, but on the south has a projection that extends easterly about 7 feet from the body of the house and provides for larger rooms (a parlor and a parlor chamber) on this end of the dwelling. The house retains integrity of location, setting, materials, workmanship, feeling, and association. The single detriment to the building's integrity of design is the loss of a former (and original) front porch that extended from the projection at the southern end of the dwelling northerly across the remainder of the façade. The stone foundation of the porch remains.

The Campbell House displays an unusual design for a farmhouse, but reflects both the wealth and the intellectual curiosity of its builder, Deacon Samuel Campbell, Sr. (1819-1902). The house expresses a simplified Italianate style, exemplified both in its irregular floor plan and in its exterior detailing, especially its bracketed cornice. As noted below, the house incorporates simple interior joinery, but displays characteristic door and window casings and other features of its period of construction in the stairhall and the southernmost rooms on both stories. The house was built in an era when airtight stoves had become commonplace, and utilized no fireplaces, although it did include a brick oven in the basement.

The Campbell Farmhouse is also significant in documenting the early use of several building technologies. The nearly flat roof was covered with tarred felt and graveled, documenting both the early availability of roofing felt and the early employment of tar-and-gravel roofing. The use of machine-planed boards in the house documents the availability of planing machinery, and the use of sawn laths documents the local availability of a circular sawmill. The two-over-two window sashes represent a very early use of large panes of cylinder window glass; two-over-two sashes did not become commonplace until the 1890s. In total, the Campbell house displays an interest in advanced building technology and embodies physical evidence of the advent of several of these technologies, making the house an important benchmark in the evolution of architecture in New Hampshire. The purchase of some building elements from afar, and their delivery to Windham Depot by rail, also documents the early impact of rail transportation in transforming building construction from a local practice to an aspect of regional production and commerce.

The Campbell Farmhouse is an important artifact in the social, intellectual, and agricultural history of Windham, New Hampshire, and a significant document in the broader architectural development of the State of New Hampshire.

Description: As seen in the photograph on the cover of this report, the Campbell Farmhouse is a two-story dwelling with an asymmetrical floor plan. Its general “footprint” is shown below:



The house stands over a deep rectangular basement that extends beneath the main body of the building, but not under the projection on the front (east) or the wing (a former woodshed, converted to heated living space) at the northwest corner. The basement walls are constructed of large fieldstones, split with plugs and feathers and laid with their split faces toward the basement, creating plumb walls, as seen below, left. The exterior walls above grade are composed of split granite underpinning stones, also split with plugs and feathers as seen below, right, and backed with a wythe of brick on the interior.



At the base of the northern chimney in the basement are the remnants of a brick oven, as seen below, left. The southern chimney has been dismantled below the roof, but its three-sided brick base remains in the basement, as seen below, right:



The presence of the oven confirms observations in many other buildings that, even well after 1850, many housewives preferred to bake in a brick oven rather than in the oven of a kitchen range. To a cook who was familiar with baking in a brick oven, its behavior was familiar and steady, since the baking was done by radiation from the brick dome of the oven, which cooled at a predictable rate. By contrast, early kitchen ranges were reportedly hard to regulate, since they baked by a live fire that had to be controlled by dampers, and often produced erratic temperatures that resulted in burned food. The Campbell house had a cook stove from the beginning, as shown by Samuel Campbell's diary entries, yet it was clearly thought desirable or necessary to have a brick oven available as well.

Both chimneys reveal evidence of the re-use of bricks from a former chimney, as seen in the soot-blackened bricks in the photograph above, right, and in the areas of the northern chimney that are exposed to view on the first story of the house. These bricks were probably salvaged from the ancestral Campbell dwelling, which was being dismantled as the current building was being constructed.

The first floor frame may be presumed to be diagnostic of the principles that governed the framing of the full house, although the upper frame is hidden behind plastered surfaces. The frame is composed of sawn joists with ends that rest in notches cut into a series of heavy girders. The longer timbers, spanning the 25-foot depth of the house, are hewn, probably because no local sawmill had a carriage long enough to cut them. Subsidiary girders, which run along the longitudinal centerline of the house and are tenoned into the hewn members, are all sawn on an upright or reciprocating sawmill. Two-inch-thick floor joists, also sawn on an upright sawmill, frame into the hewn principal girders as seen below, left. The intersections of the hewn and sawn girders are supported by tall split granite posts, as seen below, right.



Diary entries by Samuel Campbell, transcribed in the appendix to this report, document Campbell's delivery of logs to the local Titcomb's and Kendall's sawmills and his bringing wagon- or sled-loads of boards back to the farm from the mills. The diary also documents Campbell's hewing timber, suggesting that he produced the longer framing members himself. The diary also shows that Campbell bought "some boards planed" at Windham Depot. While planed boards may be supposed to have been used for interior casings and other trim, it is notable that the subflooring visible in the photograph above (left) was machine planed even on its bottom surfaces, suggesting that much of the boarding of the house was more finely surfaced than usual—possibly including wall and roof sheathing as well as subflooring.

While it cannot be ascertained whether or not the upper frame or carcass of the house conforms to the characteristics of the first floor frame, it seems likely that the house frame represents a transition from the traditional braced frame toward the incoming balloon frame. Such transitional frames are commonplace during the 1860s, and are often seen, for example, in railroad depots of the period.

Such frames commonly employ wall posts at the corners and at intermediate points. In the Campbell house, intermediate wall posts would be expected at the points where heavy hewn timbers extend across the basement. Depending on their height and the capacity of local sawmill carriages, such posts might be either hewn or sawn on a reciprocating saw. It is expected in frames of this period that there will be girts at the level of the second floor and heavy timber plates at the tops of the walls, and that the posts and horizontal members will be connected by pinned mortise and ten joints and stiffened by sawn diagonal braces.

Given the evidence of the two-inch planks used as floor joists on the first story, it is likely that the second story floor and ceiling will be framed in the same way. It is also likely that the wall studs of the frame, lying between the major structural posts described above, will be sawn from two-inch stock and tenoned into the house's sills, girts, and wall plates. Such frames represent a hybrid that includes characteristics of both the braced and the balloon frame. These frames remained in use in conservative New England until close to the end of the nineteenth century, and even later in some locales. This type of carpentry eventually gave way to the fully developed balloon frame, assembled from light, sawn members and fastened only with nails.

Evidence seen in some of the ceilings, especially that of the carefully preserved parlor, shows that the walls and ceilings of the house are lathed with sawn wooden laths. Such laths are produced by circular saws. Such a sawmill must have operated in Derry, where Samuel Campbell went and "got a load of laths" on June 23, 1868.

The first and second stories of the Campbell house have similar floor plans. The most formal spaces in the house include the main stairhall and the rooms to its south, two rooms on each floor. North of the stairhall, each floor has (or had) two principal rooms at the front (east) of the house, and smaller rooms, served by a secondary staircase, at the rear (west) of the house.

The floor plan of the house is not sophisticated. It may have been devised by Samuel Campbell to suit his family's needs rather than being drawn by a professional architect. When completed, the household would have included Samuel and Lydia Campbell and their son, Alphonso (1850- 1904), a Windham carpenter. The household probably also included a number of hired hands, perhaps both men and women or girls.

The finish of the rooms in the house displays a clear hierarchy, with the main stairhall and the rooms to its south exhibiting much more elaborate woodwork of all kinds than the rooms to the north of the stairhall. This hierarchy is not evident on the exterior, where all window casings and other exterior detailing are consistent on the northern and southern sections of the house. Even the rear (west) side of the building displays the same casings and bracketed cornice details, as seen below.



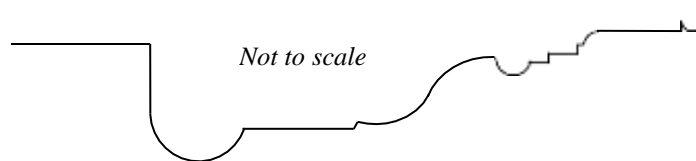
Façade (east elevation) of house, showing rear the two-light doorway, characteristic of the mid-19th century, and casings and cornice.



Cornice at south (right) elevation and elevation (left), showing the continuity of casings and cornice design on all elevations.

By contrast with the exterior, the interior detailing of the house ranges from typically elaborate “Victorian” joinery in the south rooms to plain, flat casings and trim in the northern rooms. Pending more detailed examination, it appears that the molded casings and doors, described below, were manufactured in a woodworking mill and represent the advent of machine-made woodwork utilized in this example of a rural farmhouse.

The interior door and window casings of the southern areas of the house display this profile:

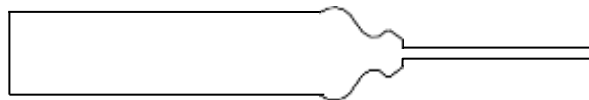


By contrast, the casings in the northern rooms are simple flat boards.

Interior doors likewise vary in cross section in northern and southern rooms of the house. Almost all doors in the house share a four-panel layout that become commonplace during the 1830s and remained in use, with variations, until after 1900, as seen in the example below, left:



Although most doors in the house use this panel configuration, the treatment of the panels—sometimes flat and sometimes with a slightly raised central field—and of the margins of the panels—sometimes ornamented with applied moldings and sometimes with no moldings— varies according to location in the house:



Doors between stairhall and parlor



Doors between stairhall and less elaborated rooms to the north



Doors in the northern rooms of the house



Closet or secondary doors in the southern rooms of the house



The balustrade of the main stairhall is characteristic of the mid-nineteenth century. The heavy and elaborated newel post is, in fact, slightly old-fashioned for a house of 1868, yet harmonizes well with the door casings, molded baseboards, and other molded detailing that is visible throughout the hallway.

Left: newel post and balusters, main staircase, Campbell Farmhouse

One easily overlooked stylistic attribute of the house is the design of the windows. The two-over-two sashes presage the type of window units that attained great popularity just before 1900. In this case, however, the muntin profiles of the sashes shows that these are original features of the building. The Campbell Farmhouse thus assumes added significance as an unusually early example of the use of two-over-two sashes.



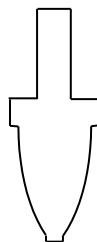
As seen in the photograph at the left, the large sheets of glass employed in these windows provide an unencumbered view of the surroundings of the house, a feature that would have been exceptional and notable in 1868. This effect was obtained by utilizing cylinder glass, which was manufactured by a technique that produced large panes that were made from long hand-blown glass cylinders that were split longitudinally and flattened on a hot steel table. While cylinder glass was available during the nineteenth century, its use in large panes in private dwellings was not common until close to 1900.



As seen in the photograph on page 10, the windows of the farmhouse were originally fitted with louvered exterior blinds.

*Above, top: Western stairhall window, second floor, Campbell Farmhouse. The lock is modern.
Above, bottom: Cylinder glass manufacture, from Harper's Weekly, January 1884.*

Although the Campbell window sashes display a glazing pattern that was not yet common in 1868, the muntin profile of the sashes is one that had been popular from about 1830 to about 1850, as seen below. This somewhat old-fashioned profile suggests that the sashes were custom-made for the house by a joiner or sash manufacturer who somewhat paradoxically employed older tools or machinery to make sashes of an advanced configuration.



Most of the floors of the house are composed of softwood boards of moderate width, as seen below (left). The house has no original hardwood floors. Softwood floors were usually intended to be carpeted from wall to wall, or at least over most of their area. The diary of Samuel Campbell shows that Campbell purchased “carpet for setting room and hall” in December, 1868. The original ingrain carpet that Campbell purchased for the sitting room remains in place, as seen below (right). It may be assumed that other rooms of the house, especially in the more elaborately finished southern section, were likewise carpeted at an early date. While carpeting remains only in the sitting room, examination for carpet tack holes around the perimeter of other rooms should reveal which of them were formerly carpeted.



Left: Softwood floor of the room behind (west of) the front sitting room



Right: Ingrain carpet in the front sitting room (southeast room, first floor).

One remarkable feature of the Campbell Farmhouse, now physically lost but represented in the building’s extremely low-pitched roof, was the original roof covering. As Samuel Campbell’s diary entries (reproduced in the Appendix) show, the roof of the house was originally intended to be covered with tarred felt covered with tar and gravel. Campbell’s entries pertaining to the roof follow:

June	13[1868]	Dug gravel
June	18	Went with some lumber to the parsonage and got a load of tar and felting at the Depot
June	20	Got gravel to cover roof
June	24	Hoed and dug gravel
June	25	Got gravel
June	29	Had the roof of the house covered with gravel (Chas. Crowell & Jane here)
July	2	Dug gravel

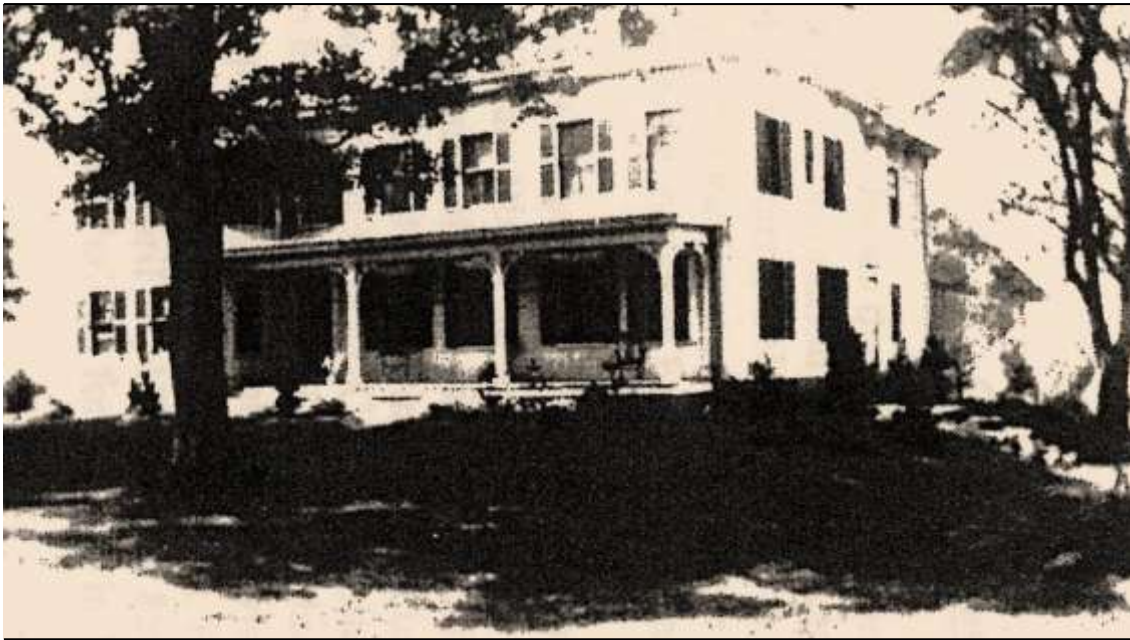
The significance of this use of a felt membrane, tar, and gravel to cover a low-pitched roof instead of using soldered tin-plate or another metal such as copper, will require further research. Attempts to build low-pitched roofs and to cover them with a “composition” of pine tar and gravel can be traced back to the years around 1800 in Boston and Portsmouth, and evidence of a similar roof has been seen on the home of New Hampshire Royal Governor Benning Wentworth as early as the mid-eighteenth century. But the practice was rare and usually led to rapid failure in an age when pine tar was the only available material for roofing. It seems likely that Campbell’s attempt of 1868 was based on a covering of bituminous tar rather than pine tar.

Such an attempt would probably not have been made without a precedent known to Campbell or to some local builder. Such a precedent could have taken the form of a standing building or a description in literature. Discovery of a likely source for this remarkable experiment will require further research, but in time should further demonstrate the technological advancement of this house.

The membrane roof of the house reportedly blew off in a strong windstorm of some years ago. It is not known whether this was the original membrane or a later but similar replacement. The roof of the house is now reportedly covered by a modern roofing membrane.

State and National Register of Historic Places Eligibility: As noted above, the Campbell Farmhouse has unusual attributes of design and technology. The use of a tar and gravel roof, of two-over-two sashes filled with cylinder glass, and the building's strong but somewhat unsophisticated expression of the Italianate style all add significance to the dwelling and point to the need for further research on the house and its builder.

The house also possesses a high degree of architectural integrity, as noted on page 1. As stated there, the single detriment to the building's integrity of design is the loss of a former (and original) front porch that extended from the projection at the southern end of the dwelling northerly across the remainder of the façade. This porch served both as an amenity, making the house a comfortable and fashionable dwelling, and as a stylistic link between the north and south sections of the building, enhancing the Italianate character expressed in the outline of the house, its flat roof, its exterior cornice, and its window detailing. The granite underpinning of the porch remains to document the dimensions of the feature. At least one photograph (below) records the character of the porch and illustrates its cohesive effect on the exterior appearance of the house.



Photograph from The Windham Historical Society's 21st Annual June Mystery Tour, June 25, 2014, "THE CAMPBELL HOMESTEAD, EIGHT GENERATIONS OF WINDHAM'S HISTORY."

The removal of the porch is a loss to the integrity of design of the house. Loss of the porch does not diminish the ability of the house to express its essential Italianate stylistic character, nor does it diminish the building's integrity of location, setting, materials, workmanship, feeling, and association. For these reasons, the dwelling should retain eligibility for listing in both the state and National Registers. Formal determination of eligibility could be pursued through completion of an Individual Property Inventory Form, supplied by the New Hampshire Division of Historical Resources.

**SAMUEL CAMPBELL'S DIARY ENTRIES
DOCUMENTING THE CONSTRUCTION OF
THE CAMPBELL FARMHOUSE,
FROM NOTES MADE BY BESSIE CAMPBELL**

**REPRODUCED IN THE WINDHAM HISTORICAL SOCIETY'S
21ST ANNUAL JUNE MYSTERY TOUR, JUNE 25, 2014,
"THE CAMPBELL HOMESTEAD, EIGHT
GENERATIONS OF WINDHAM'S HISTORY,"
COMPILED BY JEAN MANTHORNE, JOAN NORMINGTON,
MARY JOHNSON, DIANE FARMER, AND FRANK FARMER**

1868	Jan	2	Drawed logs to the mill
		3	Drawed logs in forenoon
		4	Drawed logs—snowed all day
		6	Drawed logs
		7	" "
		9	" "
		10	Worked at saw mill
		11	Drawed logs to mill
		13	" "
		14	" "
		15	" "
		16	" "
		17	" "
		18	" "
		20	Went to mill
		21 to 31	At Exeter court
Feb		4	Got a load of boards from mill
		5	Drawed lumber from mill
		6	Worked at the mill
		7	" " very cold
		29	" "
Mar		2	Snowed and blowed all day—very cold—worked in the shop
		3	Worked in the mill and broke roads
		4	Shoveled snow & went to mill
		5	Worked at mill
		6	" " in forenoon
		9	" "
		11	" "
		12	" "
		13	" "
		14	" "
		16	" "
		17	Finished sticking boards
		24	Began to take the [old] horse shed down
		26	Worked clearing out the [old] house
		27	" " " "
		28	Took off some clapboards

Apr 1 Worked on house
 3 Went to Nashua—bought cook stove paid \$66—without furniture
 6 Worked on the house
 7 “ taking down the [old] house
 8 Drew timber from mill on sled
 9 “ “ “ “
 10 Worked on the house
 11 “ taking down the [old] house
 13 Finished taking down the house
 15 Worked on the house
 16 “ “ “ “
 17 “ about “ “
 18 Began to dig the cellar
 20 Worked at cellar
 21 “ on the shed
 22 Ditto
 23 Worked on the shed
 24 “ “ “ “
 25 “ “ cellar wall
 27 “ “ “ “
 28 Ditto
 29 Ditto
 30 Worked on the cellar
 May 1 “ “ “
 2 “ “ “ and packed shingles
 4 “ “ “
 5 Ditto
 9 Hewed timber and drew stone
 11 Drew logs
 12 “ “
 13 “ “
 14 To Titcomb’s mill for lumber—Rained
 15 Drew some stone and went to Kendall’s mill and got a load of boards
 16 Help make bulk head
 18 Went to mill and got a load of boards
 20 Got a load of boards
 22 “ “ “
 26 “ “ “
 28 Got out manure in the forenoon—afternoon raised house
 June 8 Worked in the cellar
 11 Tended mason
 12 Worked in the cellar—rained
 13 Dug gravel
 15 Tended mason
 17 Got sand etc.
 18 Went with some lumber to the parsonage and got a load of tar and felting at the Depot
 20 Got gravel to cover roof
 23 Went to Derry & got a load of lath
 24 Hoed and dug gravel
 25 Got gravel
 29 Had the roof of the house covered with gravel (Chas. Crowell & Jane here)

July	2	Dug gravel
	3	Went to Windham Depot
	6	Cultivated & went to mill—got a load of board and went to Nashua and got a load of clapboards
Aug	21	Worked on wall for shed
	22	Ditto
	24	Set underpinning for shed
	25	Fixed foundation for the piazza
	26	Raised the shed and set underpinning to the piazza
Oct	27	Went to Mr. Pillsbury to see some carpenters
	1	Painted
	2	Painted
	3	Ditto
	6	Painted
	10	Painted
	17	Painted
	21	Moved into the new house
	23	Worked taking down house
	26	Worked about the house
	27	Painted
	28	Painted
	29	Painted
	30	Painted
31	Painted	
Nov	10	Painted conductors—rained all day
	14	Had some neighbors to help fill up the old cellar
	17	Leveled up around the house
	19	Filled up round the house
	20	Leveled up round the house
	24	Set door stones
Dec	8	Went to Nashua—bought two stoves and carpet for setting room and hall
	14	Went to Nashua bought some furniture
	16	Went to Nashua for furniture
	17	Put down carpets put up stoves and went to Mr. Reynolds to tea
	18	Helped Lydia put up curtains
	22	Worked about the house
	25	Choped

Appendix B

Excerpts from *Continuing Use Study for Campbell Farmhouse*, September 8, 2015

4. MARKET ANALYSIS

The 64-acre Campbell farm property is zoned “rural district,” which the town zoning ordinance defines as “intended for rural, residential, and non-commercial uses.”

(http://www.windhamnewhampshire.com/sites/default/files/PDF/Ordinances/Zoning/ORDZNG_ZoningOrdinance.pdf)

In this area, lots generally range from 2 to 4 acres. (See Windham Tax Map 5, Appendix D.) Minimum lot sizes are determined by soil type. Campbell Farm has a 1000-gallon septic system; a recent inspection found the tank to be in good condition but recommended a few modifications. (See Appendix E.)

The following table shows permitted uses and pros and cons of their suitability for Campbell Farm. These scenarios are based on the assumption that the property would be subdivided to create a smaller, separate lot of about 2 acres \pm on which the house, driveway and garage would sit. The first 5 options will be discussed later and in more detail. The Campbell Farm Committee does not wish to consider the last 5 options.

Allowable Use	Pros	Cons	Comments
Single family house	Well-suited for this continued use--what it always has been.	Precludes regular public use although an occasional open-house might be possible.	Public access one or more days / yr might be part of an easement that becomes part of the house’s ownership structure.
Agriculture	Some adjacent conservation land might be available for haying or grazing. Could provide additional income or educational potential.	Neighbors might have objections. Public access near house or as result of being on adjacent conservation land might pose conflicts.	Two acres of land could also support a small family farm or a few grazing animals.
Home Occupation (requires conditional use permit)	Well-suited without major renovation.	Neighbors might have objections but these should be minimal. Septic capacity may be an issue.	Would be allowable in conjunction with single-family residential use.

Accessory buildings and/or accessory apartments	Could furnish additional income.	Neighbors might have objections to multi-family use. Septic capacity may be an issue.	There was a large barn on the property; it could be rebuilt. House could also be divided into two or more apartments.
Office use and/or special events; non-profit and/or commercial	Might allow historic features and remaining furnishings to be preserved.	Might require additional modifications to floor plan. Traffic and parking needs would increase. Subsidy might be needed to operate and maintain the house.	Use by town boards or committees would be possible as well.
Day Care (up to 12 children)	Zoning would allow.	Likely presence of lead paint would make this use expensive. Neighbors might have objections.	Committee does not want to consider this option.
School	Zoning would allow.	Adapting house might be expensive. Neighbors might have objections.	Committee does not want to consider this option.
Church	Zoning would allow.	Adapting house might be expensive. Neighbors might have objections.	Committee does not want to consider this option.
Museum	Zoning would allow. Preserving house and social history would meet a key goal. Remaining historic features and furnishings could be preserved <i>in situ</i> .	Evidence of leadership for such a venture, as well as of sufficient public support and a sustainable income stream, seem to be lacking. Neighbors might have objections.	Committee does not want to consider this option.
9 hole golf/pitch and putt/par 3 course	Zoning would allow. Surrounding land is there.	Not compatible with historic character of property or existing conservation goals. Neighbors might have objections.	Committee does not want to consider this option.

Other uses that have been suggested, such as multi-family residential (all rental apartments) or a Bed & Breakfast, are not permitted by zoning but could be implemented since the town is not required to follow its own zoning regulations on property it owns. However, both these options have drawbacks. Neighbors may object to a rental apartment building, and according to most

experts, the house is too small for a commercially-viable Bed & Breakfast. Real estate consultants from Colliers International feel strongly that given Windham's market, residential use for this house is far more viable than any other.

They conclude that single family residential seems to offer the greatest opportunity for continued preservation and occupancy of this property, and is the easiest route for the town to effect a transition toward new ownership or stewardship.

5. COMPARABLE SALES

The Campbell Farmhouse is 3,128 square feet (sf) and in fair condition. According to analysis performed by team members from Colliers International (see Appendix F), in the last couple of years, the average sale/list price for other historic properties in Windham was \$296,600; the average square footage of these properties was 2,937. This yields an average per square foot value of \$100.98. Applying this value to Campbell Farm, the market value would be \$315,865.

However, since this property is in only fair condition, the market value would need to be adjusted. Newer homes, based on comparables, have recently performed more strongly in the market. Three properties have sold on Kendall Pond Road in the past two years. The average age of these was 25 years; the average price was \$449,667. The average size was 2,894 sf and the average lot size was 2.72 acres.

Using this data, if the Campbell Farm were to be sold "as is" on two acres, a fair estimate of value would be about \$300,000. The cost of needed improvements would affect the actual value to a greater or lesser degree.

If certain character-defining aspects of the property were protected with a preservation easement, this value might be further reduced. Development of the terms of the easement and a professional appraisal would be required before determining a new market price.



*Rear View of Campbell Farm,
2015.*

Historic Districts

Current and Future Districts

The City's Colburn Park Historic Overlay District was established in 1996 to include 19 contributing historic buildings surrounding Colburn Park and 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 when viewed from Colburn Park.

The Colburn Park Historic District is also listed on the National Register of Historic Places. This listing does not carry additional regulatory burden but may provide tax incentives to property owners. It also gives Lebanon and its constituent communities additional opportunities for recognition as a destination for cultural tourism. There exist opportunities to nominate other districts for the National Register, which may or may not include establishing additional historic overlay districts. Other neighborhoods that have been discussed for possible establishment of historic districts include:

- Lebanon Plains, along and around School Street and Elm Street.
- Crafts Avenue, along the Connecticut River.
- Historic West Lebanon, including Maple Street and surrounding streets.

Historic Preservation and Adaptive Reuse

Administration of and support for the Colburn Park Historic Overlay District is the purview of the Lebanon Heritage Commission. This includes reviewing applications for changes to properties within this boundary to ensure they remain consistent with the overall appearance and character of the district. It also provides an opportunity for the commission to promote the historic character and status of the district. It does not preclude the siting of contemporary structures or elements but rather ensures they do not consume the historic nature of the district.

Historic preservation is intended to aid in the revitalization of the neighborhood and to contribute to a thriving community. Rehabilitation and adaptive reuse of buildings in this district is critical to ensuring the district can continue to be used and enjoyed widely, and it can benefit the tax base while serving as a reminder of the origins of the community. Excessive delays for project review are contrary to these goals and should be avoided when possible, but reasonable efforts should be made to ensure a renovation project is visually consistent with its surrounding neighborhood to ensure the quality of the visitor's experience is not reduced. Adaptive reuses in and around the Colburn Park district include:

- The former Woolworth Building, now an innovatively restored academic building.

- The former Hotel Rogers, now senior citizen housing.
- The H.W. Carter and Sons Factory, which now houses the AVA Gallery.
- The Rivermill Complex and other mill buildings, which provide space for offices and apartments.

Historic Inventories

Tk

[reminder about elements to be moved to a new “historic inventories”]

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 2022, more than 90 buildings and structures have been designated as Historic Landmarks.

impair visibility in the vicinity of the Airport by the creation and discharge of smoke, steam, dust or other obstructions to visibility or otherwise endangering the landing, taking off or maneuvering of aircraft.

407.4 Requirements for Indication of Hazards.

Any **variance** granted to allow a greater height than permitted in Section 407.1 may require the owner of the property, at his or her own expense, to install, operate, and maintain thereon such markers and lights as may be required by the FAA to indicate to flyers the presence of an Airport hazard.

SECTION 408 HISTORIC DISTRICT.

408.1 Authority.

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

408.2 Purposes.

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

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

408.3 Delineation of Historic Districts.

The areas and boundaries of the Historic Districts are shown on the Historic District Map of the City of Lebanon and made a part of this Ordinance and the Official Zoning Map of the City of Lebanon. The Historic District Map is attached hereto as Appendix C.

408.4 Certificate of Approval Required.

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

- A. The construction of any new **building**;
- B. The addition to, alteration, or repair of any existing **building** which would require the issuance of a building permit pursuant to the provisions of the Lebanon Building Code, unless such addition, alteration, or repair does not, in any way, alter the exterior of such **building**;
- C. The following activities, whether or not a building permit is required for such activities:
 - 1. Roofing or re-roofing if the roof plane is changed;
 - 2. Siding, including new and re-siding, if it involves a change of design or materials;
 - 3. Replacement of doors and windows if it involves changes in the size, location, or number of openings in the exterior or facade of a **building**.
 - 4. Replacement or enclosure of porches, decks, and patios if it involves a change in size, location, design, and/or materials;
 - 5. Replacement of exterior stairs, landings, and overhangs if it involves a change in size, location, design, and/or materials;
 - 6. Demolition or moving of a **building** or **accessory building**.

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

408.5 Activities Not Requiring Certificates of Approval.

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

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

408.6 Criteria For Review.

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

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

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

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

408.7 Application Procedures.

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

- A. Written application for Certificates of Approval shall be made no later than 12:00 noon of the 15th calendar day prior to a regularly scheduled meeting of the Heritage Commission (to include the meeting date of the Commission) on forms provided by the Zoning Administrator, and the applicant shall pay an application fee as adopted by the City Council. The application may be filed simultaneously with any other application or request for City land use permits, and the issuance of a Certificate of Approval shall not be a precondition to the issuance of any other City land use permit with the exception of a building permit, when applicable.
- B. There shall be a public hearing on all applications for Certificates of Approval. The applicant and all **abutters** shall receive a notice of the public hearing by certified mail, and a public notice of the hearing shall be posted in at least two public places and shall be published in a newspaper of general circulation in the City of Lebanon. Said notice shall be given not less than five days, nor more than 30 days, before the date of the hearing.
- C. At its meeting, the Commission shall review the application for completeness as specified in Section 408.8 herein. If the application is determined to be complete, then the Commission shall vote to accept the application and commence with the public hearing. If the application is not complete, then consideration of the application shall be suspended until it is complete.

- D. The Commission shall review the application using the criteria set forth in Section 408.6 herein, and then shall act to approve, approve with conditions, or disapprove the application. In reviewing the application, the Commission may request reports and recommendations regarding the feasibility of the applicant's proposal from the Planning Board, Fire Chief, Building Inspector, Health Officer, and other administrative officials who may possess information concerning the impact of the proposal on the Historic District. The Commission may also seek advice from professional, educational, cultural, or other groups or persons as may be deemed necessary for the determination of a reasonable decision.
- E. Within 45 calendar days from the filing of the application, unless the applicant agrees, in writing, to a longer review period, the Commission shall notify the applicant, in writing, of its action by means of the Certificate of Approval or Notice of Disapproval sent by certified mail. In case of disapproval, the Commission shall clearly set forth in a Notice of Disapproval the reasons for its action, with specific reference to standards contained in this Section.
- F. Simultaneously with notifying the applicant, the Commission shall file a copy of the Certificate of Approval with the Zoning Administrator and the Building Inspector. The Building Inspector shall not issue a building permit for any activity in an Historic District requiring a Certificate of Approval until receipt of said Certificate. In the case of a disapproval, the Notice of Disapproval shall be binding on the Building Inspector or other duly delegated authority and no permit shall be issued.
- G. Failure of the Commission to file said Certificate within the specified period of time shall constitute approval by the Commission.

408.8 Submittal Requirements.

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

408.9 Removal or Demolition of Buildings.

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

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

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

408.10 Appeal.

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

408.11 Enforcement.

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

SECTION 409 LANDFILL RECLAMATION DISTRICT.

409.1 Purpose.

The purpose of the Landfill Reclamation District is to encourage the reclamation and alternative secondary uses of municipally-owned land that has been used for disposing waste. Land so used for waste disposal will principally remain, indefinitely, as a waste disposal site. For instance, even though a sanitary landfill may be capped, there will be continual monitoring requirements that can last many years. At the same time, as technological advances are made, additional secondary uses can be made of a former landfill site that are compatible with monitoring objectives. The overlay district is intended to permit secondary uses of waste disposal land area that has been closed or capped, subject to approval by the City and by the New Hampshire Department of Environmental Services.

409.2 Description of Landfill Reclamation District.

The Landfill Reclamation District includes all municipally-owned land within the Heavy Industrial (IND-H) District that is designated as a waste disposal area.

409.3 Permitted Uses.

The following uses are permitted in a closed or capped waste disposal area:

- A. ***Outdoor recreational facility.***
- B. ***Indoor recreational facility.***
- C. ***Accessory uses*** to the secondary permitted recreational use, such as control or maintenance buildings and structures to allow food sales.
- D. Renewable energy system.
- E. Renewable generation facility as defined in NH RSA 72:73.