



**LEBANON HERITAGE COMMISSION
JULY 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: 623 769 315#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. June 11, 2025

3. Public Review

- A. None

4. Study Items

- A. Zoning Ordinance Amendments
B. Master Plan Chapter

5. Other Business

- A. Soldiers Memorial Event on July 10th
B. 250th Anniversary Commemoration Plans

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 who 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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**LEBANON HERITAGE COMMISSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY JUNE 11, 2025 6:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Claire Geno (alt)

MEMBERS ABSENT: Jeremy Rutter (Planning Board Rep.), 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 6:00pm. Ms. Hembree reviewed the City’s
3 meeting in-person and REMOTE attendance policies and procedures.
4

5 **2. APPROVAL OF MINUTES – April 09, 2025**

6
7 Amendments: Page 5, Line 5 &12: Change “Chair Ford Burley” to “Ms. Hembree”
8

9 *A MOTION was made by Matt Smith to approve the April 09, 2025 Meeting Minutes as*
10 *amended. The MOTION was seconded by Claire Geno.*
11

12 ** The vote on the MOTION was approved (3-0).*
13

14 *A MOTION was made by Claire Geno to move Item 5D - Discussion: Soldiers Memorial*
15 *Open House - from the published agenda to the top of the STUDY ITEMS list. The MOTION*
16 *was seconded by Matt Smith.*
17

18 ** The vote on the MOTION was approved (4-0).*
19

20 **3. PUBLIC REVIEW**

21 None
22

23 **4. STUDY ITEMS**

24 **D. Discussion: Soldiers Memorial Open House**

25 Mr. Bill Lapan, Guardian of the Soldiers Memorial Building, gave an overview of the proposal
26 to bring the Soldiers Memorial Building up to ADA Accessibility standards. He said it will be an
27 extensive project. He said 376 visitors have come to the building this year so far. He said two
28 boy scouts have offered to do an inventory project and take an account of the materials inside the
29 building and log the inventory into the computer.

1
2 Chair Ford Burley said she is in favor of making the building ADA accessible and would like to
3 learn more about what financial options are available to the City. They discussed fundraising
4 options. Mr. Rich Adams, custodian for the City, explained the repairs and other work going on
5 at the building over the next two months.
6

7 The group discussed bringing awareness to the plans via an open house during the Lebanon
8 Farmers Market. Mr. Smith said the Historical Society would also like a table once a month at
9 the Farmers Market. The group agreed to target the July 10, 2025 Farmers Market to hold an
10 open house at the Soldiers Memorial Building, and to finalize plans at its July 9, 2025 Heritage
11 Commission Meeting. Chair Ford Burley said that date will also work for the Historical Society.
12 Ms. Geno said she will not be available on July 9 or 10.
13

14 **A. Dana House Future**

15 Chair Ford Burley said she shared an RFP draft for the renovation of Dana House into residential
16 housing. Ms. Hembree said Planning and Zoning Director Nate Reichert asked her to have a
17 finalized RFP draft to the City Council for September. She noted there is a meeting with City and
18 the SAU 88 School Board on Monday to discuss details involved in making the owner of the
19 building and the land the same entity. Ms. Hembree said she would review the draft presented by
20 Chair Ford Burley and share with Mr. Reichert and Dep. City Manager David Brooks for their
21 review and input. Mr. Adams said a loom and a spinning wheel that used to be in Dana House
22 need to be housed somewhere. He suggested the Shaker Museum make take those items.
23

24 **B. Zoning Amendment Discussion**

25 Chair Ford Burley shared initial suggestions for amendments to the zoning ordinance regarding
26 guidelines to establish a historic district. She said she reviewed Portsmouth's texts as an
27 interesting comparison. She said she would not adopt the same language that Portsmouth used.
28 She suggested edits particular to siding and roofing that are not currently included in the zoning
29 language.
30

31 Mr. Brian Ware (Ward 1) said residents on Crafts Ave have expressed strong comments
32 regarding making that area a Historic District. He said that designation makes residents feel like
33 they will be restricted about what they can and cannot do when renovating their homes. He said
34 he has friends that have owned property that have abutted Colburn Park and they talk about
35 dealing with the City and what a disaster it was to negotiate with the City regarding making
36 changes to their buildings.
37

38 The group discussed how buildings have been allowed to fall into disrepair ("demolition by
39 neglect"). Chair Ford Burley said she did not want that to be a practice within Historic Districts.
40 Ms. Hembree suggested adding images to the zoning ordinance. Chair Ford Burley and Mr.
41 Smtih thought images would be better used in a guidebook as opposed to the zoning ordinance.
42 Ms. Hembree said she would ask Building Inspector Leigh Hays if the concept of "demolition by
43 neglect" is outlined in the City's Building Code.
44

45 Mr. Smith said the Heritage Commission should have a say in homeowners' lighting decisions
46 and should encourage residents to use more historic fixtures. Chair Ford Burley said she would

1 add this to the draft zoning amendments and give to Ms. Hembree. She said the group could
2 review all the edits at its July meeting.

3
4 **C. Master Plan Chapter Update**

5 Chair Ford Burley said she reviewed the Master Plan and realized the entire plan is structured in
6 a particular format. She said it is probably best that the group not make the changes it discussed
7 in previous meetings to the format of its Chapter. She said she restructured her draft edits back to
8 the original format. She said she reviewed the Existing Conditions & Trends and then Future
9 Challenges and Opportunities sections and incorporated the areas that the group discussed with
10 historic background and context.

11
12 She said the Adaptive Reuse section could include the renovation of the Hotel Rogers into
13 Rogers House and the service station into Lucky's Café. She said a lot can be added to the
14 Education, Outreach, and Tourism sections, which are currently blank. She said the historic
15 district plans can be added to the Future Challenges section, and goals for that section could be
16 nominating more buildings and districts to the National Register of Historic Places. She said
17 Dana House could be added to the state register. She discussed possible Outcomes for the
18 section, which could include

- 19 • Protect Lebanon's historic resource as the City continues to grow
- 20 • Develop and begin to foster greater awareness of an appreciation for the benefits and
21 opportunities created by Lebanon's historic resources
- 22 • Become a CLG (Certified Local Government)

23
24 Chair Ford Burley suggested that the Commission members spend more time reviewing the
25 Master Plan and her edits (which she agreed to send to Ms. Hembree to share with the group)
26 and to discuss it all at the next meeting.

27
28 **5. OTHER BUSINESS**

29 **A. Standing Reports from other Commissions/Boards**

30 None

31 **B. 3 Campbell Street Discussion**

32 Ms. Hembree said a case may be coming before the Commission soon regarding this application.
33 She gave an overview of the case, which involves renovation of the building at 3 Campbell
34 Street, which is in the Colburn Park Historic District.

35
36 **7. OPEN TO THE PUBLIC**

37 Chair Ford Burley opened the public comment portion of the meeting. No one from the public
38 spoke. She closed the public comment portion of the meeting.

39
40 **8. ADJOURNMENT**

41 Chair Ford Burley adjourned the meeting at 7:21pm.

42
43 Respectfully Submitted,
44 Paula Roux
45 Recording Secretary

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-historic 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, lot or structure** 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 or appearance of such **building, lot or structure**;

C. The following activities, whether or not a building permit is required for such activities:

1. Roofing or re-roofing if it involves a change of design, appearance or the roof plane ~~is changed~~;

2. Siding, including new and re-siding, if it involves a change of design, appearance or materials;

3. Painting if applied to a previously unpainted surface;

~~4~~3. Replacement of doors and windows if it involves changes in the material, size, location, or number of openings in the exterior or facade of a **building**;

~~5~~4. Replacement or enclosure of porches, decks, and patios if it involves a change in size, location, design, and/or materials;

~~6~~5. Replacement of exterior stairs, landings, and overhangs if it involves a change in size, location, design, and/or materials;

7. Alteration to fences, walls, fountains, sculptures, or other permanent landscape features if it involves a change of location, design or materials;

~~8~~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, alterations, 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, following receipt of a Certificate of Approval, 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.

Historic Resources

11 | A Vision & Purpose

Lebanon's historic structures and landscapes are among its most valuable resources. The City's rich history, made tangible through the built environment and through cultural artifacts, shall be protected, studied, and shared with the public.

The City of Lebanon will work to protect and preserve its historic architecture, its natural landscape and resources, and other historic 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 residents and visitors alike.

11 | B Issues & Priorities

11 | B-1 Provide Adequate Protection for Historic Resources

As the City continues to grow and develop, there will be increasing pressure to develop in ways that could harm or destroy historic structures or other resources. Vulnerable sites 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.

11 | B-2 Foster Community Appreciation & Engagement

Historic structures and landscapes are critical components of Lebanon's community character and identity. A historic built environment grounds Lebanon in its rich past, provides significant economic benefits in the form of tourism, attractive commercial opportunities, and historic restoration employment, and supports environmentally-responsible development through reuse. Through enhancement of the community's appreciation for Lebanon's historic resources and their benefits, residents will hopefully be inspired to support public preservation initiatives and thus become more actively engaged in promoting as well as protecting the City's historic assets. Owners of historic structures may likewise be more directly encouraged to appreciate and care for their properties as being communally valuable in addition to being privately owned.

11 | C Existing Conditions and Trends

11 | C-1 History of Lebanon

The first humans came to the area around Lebanon circa 11,000 BCE. Western Abenaki inhabited the region during the Woodland period (1,000 BCE-1,600 CE), growing and hunting along the Connecticut and Mascoma Rivers. European colonists began moving to Lebanon in 1761, after successfully petitioning Governor Benning Wentworth for a charter for the unceded land. The town grew rapidly with population centers in West Lebanon, on "The Plain" near Colburn Park, and in East Lebanon at the foot of Mascoma Lake. These communities developed into industrial hubs connected to distant markets by the rivers as well as by the Fourth New Hampshire Turnpike (modern US Route 4), the Croydon Turnpike (NH Route 120), and the Plainfield Road (NH Route 12A). The hills outside these villages were dominated by farms, which would be one of Lebanon's primary industries until the late 20th century. Other early industry included furniture, metal tools, machinery, and woolen textiles, all produced in mills powered by the Connecticut and Mascoma Rivers.

The arrival of the Northern Railroad in 1847 dramatically altered the town, providing rapid transportation to the major markets of the Northeast. Once the railroad reached West Lebanon in 1848, it became the village's primary industry and would remain such for over a century. Thanks to the railroad, Lebanon's mills and manufacturing (and, accordingly, its population) boomed throughout the second half of the 19th century. The town's population increased from 2,127 in 1850 to nearly 5,000 by 1900. By the turn of the century, manufacturing had become largely concentrated in textile mills along the Mascoma River in the central village and the neighborhood of Scytheville on Mechanic Street.

This concentration proved unfortunate, and the decline of the woolen industry in the first half of the 20th century led to a decline in Lebanon's fortunes. Woolen mills, the backbone of Lebanon's industry, began closing during the Great Depression and the last mill was shuttered in 1963. The railroad industry was similarly in decline, and passenger service to Lebanon ended in 1965.

Lebanon met these challenges head on. In 1956, residents voted to become a city, and the first City Council was installed in 1958. The opening of Interstate 89 in 1966 and the development of new manufacturing, engineering, and medical industries helped overcome the challenges of the mid-century. The latter part of the 20th century saw the development of a commercial and entertainment hub in the southern part of West Lebanon, the construction of a world-class hospital in the northern hills, and the growth of outdoor recreation and tourism, including the conversion of disused rail lines into recreation paths and trails.

11 | C-2 Historical Events Impacting the Built Environment

Like many communities, most of Lebanon's neighborhoods and population centers developed around major intersections and following highly trafficked roads. Colburn Park was originally the intersection of the Fourth New Hampshire Turnpike and the Croydon Turnpike. A lively commercial and industrial hub grew up around the intersection, and the modern park was created when the roads were rerouted around

the green. Today, the area around Colburn Park continues to be a major civic and community hub.

West Lebanon similarly developed around the intersection of the Fourth New Hampshire Turnpike and the major north-south route originally known as the “Horse Road” (modern Routes 12A and 10) and was further bolstered by its connection with White River Junction across the Connecticut River in Vermont. West Lebanon maintains a close connection with Hartford today, and the village continues to serve as a major thoroughfare.

In the mid-20th century, the growth of the shopping area along Route 12A in the southern part of West Lebanon developed largely in response to the opening of Interstate 89 in 1966. Similarly, the stretch of Routes 4 and 10 known as the Miracle Mile developed into an entertainment and commercial district as I-89 increased access to that part of Lebanon. The success of the interstate system has continued to support these districts, and they remain Lebanon’s major commercial destinations today.

At the foot of Mascoma Lake, the community of East Lebanon was one of the town’s population hubs in the late 18th and early 19th centuries. Lebanon’s first large-scale fire severely damaged the mill industry there in 1840, however. Recovery was hindered by businessmen looking to protect their investments in the central village, and East Lebanon was relegated to the shadow of the central and West Lebanon villages. Today, East Lebanon boasts several historic residences and structures, but it is not a population, commercial, or industrial center.

Another major fire occurred in 1887 and was much more destructive. Lebanon’s first “great fire” leveled the central village and nearly all its industry west of Colburn Park, destroying 80 buildings and leveling 12 acres. However, this fire proved insufficient to quash the village’s industry, and most of the mills and factories were rebuilt within five years. The fire did, however, serve to concentrate manufacturing into the woolen mills that would dominate Lebanon’s industry for the next three-quarters of a century.

The event that most affected the area around Colburn Park was the 1964 fire, Lebanon’s second “great fire.” Fanned by high winds, the fire destroyed most of the Hanover Street commercial district, including 20 buildings. In the aftermath, the city acquired federal urban renewal funding to convert the formerly bustling main street into a pedestrian mall. Already in decline, businesses and commerce moved away from the central village and instead concentrated in the burgeoning commercial district along Route 12A. The pedestrian mall failed to attract more a handful of major storefronts or endear itself to shoppers in the late 20th century, but the 21st century has witnessed a revitalization of the area, and the neighborhood is now a major artistic and commercial center within Lebanon.

11 | D Historic Districts and Structures

11 | D-1 Current Historic 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.

11 | D-2 Future Historic Districts

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:

- Crafts Avenue, along the Connecticut River.
- Hanover Street, including the surrounding neighborhood.
- Historic West Lebanon, including Maple Street and surrounding neighborhood.
- Lebanon Plain, along and around School Street and Elm Street.
- Mechanic Street, including surviving mill buildings and residences.

11 | D-3 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 2025, 100 buildings and structures have been designated as Historic Landmarks.

11 | D-4 Notable Structures

- *Dana House*
- *Lebanon Congregational Church*
- *Schools*

- *Seminary Hill School*
 - *School St School*
- *Soldiers Memorial*
- *Lebanon Public Library*
- *Carter House*

11 | D-4 Other Historic Resources

Roads

- King's Highway
- Turnpikes at Colburn Park
- Scenic roads
- Bridges

Railroads

- Westboro Yard
- Stone Arch
- Rail trail

Industries

- Mills
- Foundries
- Barns
- Brickyard

Natural Resources

- Natural trails

Recreational opportunities

- Storrs Hill and ski jumps

11 | E Historic Organizations

11 | E-1 Lebanon Historical Society

The Lebanon Historical Society, a 501(c)(3) non-profit organization established in 1958, collects and preserves records and artifacts of Lebanon's past. Housed in the Campbell-Carter House at 1 Bank Street, the Historical Society exhibits artifacts, maintains a robust archive, and hosts educational programs about the history of Lebanon, the Upper Valley, and New Hampshire. The Historical Society is managed by five officers and four Directors and currently has an active core membership of approximately one dozen members, with a total membership of around 75.

Future Challenges: Like many volunteer organizations, the Historical Society struggles to maintain a robust and active membership. An active Board of Directors and

membership will be critical to maintaining the archive and continuing to provide educational programming.

11 | E-2 Lebanon Heritage Commission

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."

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.

Future Challenges: 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 maintain the City's Certified Local Government (CLG) status, which 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.

11 | E-2 Partnerships

- *State offices and programs*
- *National organizations and memberships*

11 | F Historic and Cultural Priorities

11 | F-1 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.
- The Kendrick-Wood House, now home to the Upper Valley Music Center, Inc.
- [Lucky's]

Preservation challenges

- *Westboro rail yard*
- *Fire station*
- *Densmore Brickyard*

11 | F-2 Natural Resources

- *Connecticut River Scenic Byway*
- *Mascoma River and access*
- *Connecticut River and access*
- *Agriculture*
- *Rail trails*

11 | F-3 Education and Outreach

- *Schools*
- *Public training/educational opportunities*

- *Outreach to property owners*
- *Developer collaborations*

11 | F-4 Tourism