



**LEBANON HERITAGE COMMISSION  
AUGUST 13, 2025 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 129 802 270#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

**2. Approval of Minutes**

- A. July 9, 2025

**3. Public Review**

- A. None

**4. Study Items**

- A. 250th Anniversary  
B. Zoning Ordinance  
C. Master Plan Chapter

**5. Other Business**

- A. Soldiers Memorial Open House  
B. Stone Arch Protection

**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](http://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 JULY 09, 2025 6:00 PM**

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

**MEMBERS ABSENT:** Claire Geno (alt) Karen Zook (Alt. Council Rep)

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

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1 **1. CALL TO ORDER**

2 Chair Ford Burley called the meeting to order at 6:04pm. Ms. Hembree reviewed the City’s  
3 meeting in-person and REMOTE attendance policies and procedures.  
4

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

6 Amendments: Page 2, Line 17: Change “to” to “ready for”

7 Page 2, Line 20: Add “it” after “share”

8 Page 2, Line 22: Change “may” to “might”

9 Page 2, Line 41: Edit to read “Mr. Smith”

10 Page 2, Line 45: Edit to: “the Commission should have a say in the historic  
11 district exterior lighting”

12 Page 3, Line 1: Add “and give revised text to Ms. Hembree”

13 Page 4, Line 30: Change “an” to “and”  
14

15 *A MOTION was made by Matt Smith to approve the June 09, 2025 Meeting Minutes as*  
16 *amended. The MOTION was seconded by Jeremy Rutter.*  
17

18 *\* The vote on the MOTION was approved (3-0).*  
19

20 **3. PUBLIC REVIEW**

21 Ms. Hembree noted that an application for a project at 3 Campbell Street may be coming before  
22 the Heritage Commission at a future meeting.  
23

24 Chair Ford Burley said that Mr. Brian Ware, who was present at the meeting, is applying to join  
25 the Heritage Commission and may be approved as a member soon.  
26

27 **4. STUDY ITEMS**

28 **A. Zoning Ordinance Amendments**  
29

30 Chair Ford Burley reviewed the edits she had shared at last month’s meeting. The group  
31 discussed the concept of “changes in appearance” in relation to reroofing and whether the  
32 concept should be further defined to list the specific changes that may trigger review by the

1 Commission. The group discussed which changes to a structure or lot / landscape might affect  
2 the character of the Lebanon Downtown Historic District.

3  
4 The group decided to continue to review the proposed edits and other language of the proposed  
5 zoning amendments and finalize the edits at the August meeting.

6  
7 Chair Ford Burley said the next item for discussion will be Item 5A, which is out of the order of  
8 the meeting's agenda.

9  
10 **5. OTHER BUSINESS**

11 **A. Discussion: Soldiers Memorial Open House on July 10**

12 The group discussed the open house planned for the 4pm – 7pm during the July 10, 2025  
13 Lebanon Farmers Market. Chair Ford Burley said Guardian Bill Lapan and members of the  
14 Historical Society will be there. The group members discussed whether they would be  
15 present for the open house and what they will do during the event. They agreed to speak  
16 about the Heritage Commission and the Downtown Historic District and fundraising goals  
17 for the Soldiers Memorial Building.

18  
19 The group discussed the budget for the Heritage Commission and the status of the Dana House.

20  
21 **B. 250<sup>th</sup> Anniversary Commemoration Plans**

22 The group decided to discuss this at the next meeting.

23  
24 **4. STUDY ITEMS**

25 **B. Master Plan Chapter Update**

26 The group agreed to continue this discussion to the next meeting. Mr. Smith noted that in  
27 Section 11.E.2 (under Future Challenges) the Master Plan states that the Heritage  
28 Commission should maintain the City's CLG (Certified Local Government) status. The  
29 group discussed what the role of the Heritage Commission is in maintaining the City's CLG  
30 status. Dr. Rutter suggested that the Rail Trail, the skate park, the climbing gym and school  
31 playing fields should be added to the Recreational Opportunities Section. Ms. Hembree said  
32 she would share the updated draft (Google doc) to the group once changes are made.

33  
34 **7. OPEN TO THE PUBLIC**

35  
36 **8. ADJOURNMENT**

37  
38 *A MOTION was made by Jeremy Rutter to adjourn the meeting at 7:36pm. The MOTION was*  
39 *seconded by Matt Smith.*

40  
41 *\* The vote on the MOTION was approved (3-0).*

42  
43 The meeting adjourned at 7:36pm.

44  
45 Respectfully Submitted,  
46 Paula Roux  
47 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 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, materials or roof plane;
2. Siding, including new and re-siding, if it involves a change of design or materials;
3. Painting if applied to a previously unpainted surface;
4. 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. Replacement or enclosure of porches, decks, and patios if it involves a change in size, location, design, or materials;
6. Replacement of exterior stairs, landings, and overhangs if it involves a change in size, location, design, or materials;
7. Construction of or alteration to fences, walls, fountains, sculptures, or other permanent landscape features if it involves a change of location, design or materials;
8. 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**.

#### 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 & Trends

### 11|C-1 History of Lebanon

The first humans came to the region 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 20<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 West Lebanon's Main Street continues to serve as a major thoroughfare.

In the mid-20<sup>th</sup> 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 18<sup>th</sup> and early 19<sup>th</sup> 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 than a handful of major storefronts or endear itself to shoppers in the late 20<sup>th</sup> century, but the 21<sup>st</sup> century has witnessed a revitalization of the area, and the neighborhood is now a major artistic and commercial center within Lebanon.

### 11|C-3 Historic Districts and Recognitions

Lebanon is home to three historic resources listed on the National Register of Historic Places: Spring Hill Farm on Meriden Road, the Stone Arch Underpass on Glen Road, and the Colburn Park Historic District. Though National Register listings do not convey protection or ensure preservation, being listed is an honor and reflects well on Lebanon's commitment to its history and preservation of its historic resources. Lebanon also boasts one structure on the New Hampshire State Register of Historic Places, the Dana House.

The Colburn Park Historic District was first listed on the National Register in 1986 and included 27 historic resources within the neighborhood around Colburn Park, among them City Hall, the Soldiers Memorial Building, and the Library, spanning a period of significance from 1790 to 1935. The district was updated in 2025, increasing the number of resources to 49, expanding the footprint of the district to include the pedestrian mall and additional buildings at the outer corners of the neighborhood, and extending the period of significance to 1975. ~~The Colburn Park Historic District is one of three historic resources listed on the National Register, alongside~~

Though National Register districts do not carry regulatory authority and impose no restrictions on or protections for the resources within the district, the Colburn Park Historic District is accompanied by a local zoning overlay district. The Colburn Park Historic Overlay District was established in 1996 and regulates exterior alterations to resources within the Overlay District. The Heritage Commission oversees the Overlay District and reviews proposals for new construction, alterations, and demolitions within the Overlay District.

New Hampshire's State Register of Historic Places is another honorary program that celebrates historic resources and promotes their preservation. Like the National Register, the State Register is not regulatory, but conveys prestige and makes listed structures and sites eligible for state funding programs like the Land and Community Heritage Investment Program (LCHIP) and the Conservation License Plate funds (Moose Plate). Lebanon currently only has one historic resource listed on the State Register, the Dana House.

Lebanon's Historic Landmark Designation program was created to identify and ~~celebrate aid in the protection of~~ sites and structures of significant architectural and

historical value in the City. The first landmarks were identified in 1997, and as of 2025, 100 buildings and structures have been designated as Historic Landmarks. Landmarks are identified by a bronze plaque, and property owners receive a certificate recognizing their historic property.

## 11|C-4 Notable Historic Resources

A ~~The~~ 1984 Historic Resources Survey, commissioned by the Upper Valley Lake Sunapee Regional Planning Commission, was completed in 1984 and identified 530 historic structures within Lebanon. A follow-up survey was conducted in 1994, and an additional survey for the West Lebanon village area was completed in 1997. More recent surveys include a Historic Resources Reconnaissance Survey in 2016, a historic barn survey in 2022, and various surveys of individual neighborhoods, including:

- South Main Street (2007)
- Crafts Avenue (2013)
- Mechanic Street (2015)
- Maple Street (2019)
- Young Street/High Street (2021)
- Hanover Street (2022)

These surveys identified many culturally and historically significant structures across Lebanon. Below, several notable structures are highlighted.

### *Dana House*

The Dana House was one of the earliest houses constructed by Lebanon's early European colonists. Built in 1765, the Dana House is the earliest surviving house in Lebanon.

☺

### *First Congregational Church*

The Lebanon Congregational Church was designed by noted architect Ammi Burnham Young in 1828. Though additions have been added through the years, the original church structure remains largely as originally constructed and is a major landmark on South Park Street.

### *Soldiers Memorial Building*

Believed to be the first of its kind built in New Hampshire, the Soldiers Memorial was constructed between 1886-1890 to honor Lebanon's veterans. Largely funded by individual donations from the community, the building boasts fine architectural details and exceptional stained glass windows. The modern structure is home to hundreds of military artifacts from Lebanon's veterans.

### *Campbell-Carter House*

The Campbell-Carter House was built around 1848 by Northern Railroad engineer H.R. Campbell. The Colonial Revival mansion was later home to H.W. Carter, founder of H.W. Carter & Sons clothing manufacturers. The house was put into a trust upon the death of

**Commented [1]:** Do we have a copy of this somewhere?

Carter's granddaughter, Marion Carter, in 1961, and is today home to the Lebanon Historical Society

- ⊖
  - Schools
    - Seminary Hill School
    - School St School
  - Lebanon Public Library
  - Carter House

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

Recreational opportunities

- Storrs Hill and ski jumps

## 11|C-5 Historical Organizations

### 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.

#### 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.

#### Partnerships

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

### 11|C-6 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.
- LaCoss Service Station, now Lucky's Coffee Garage

### 11|C-7 Education and Outreach

- *Schools*
- *Public training/educational opportunities*
- *Outreach to property owners*
- *Developer collaborations*

### 11|C-8 Tourism

## 11|D Future Challenges & Opportunities

### 11|D-1 Future of Lebanon

### 11|C-2 Potential Future Impacts on the Built Environment

### 11|D-3 Future Historic Districts and Recognitions

Though National Register of Historic Places listings do not convey protection or ensure preservation, being listed is an honor and having historic resources on the Register reflects well on Lebanon's commitment to its history and preservation of its historic resources. Listed sites and structures are also eligible for certain tax incentives and grants that further help preserve and celebrate historic resources in the community.

There exist opportunities to nominate other districts and historic resources to the National Register. The creation of new districts may or may not include establishing additional historic overlay districts. Other neighborhoods that are strong candidates to become a historic district 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.
- Wilder Hydroelectric Project Historic District, surrounding the Wilder Dam.

Other historic resources eligible for nomination to the National Register include:

- AVA Art Gallery, Bank Street
- National Guard Armory, Heater Road
- Four Aces Diner, Bridge Street
- Mascoma Mills, Mechanic Street

There also exist opportunities to nominate other historic resources to the State Register of Historic Places. The Dana House is currently the only historic resource in Lebanon on the State Register. Listed historic resources are eligible for state funding, and the City should explore nominating sites and structures as well as promoting the State Register to property owners within the community.

Lebanon's Landmark Designation program is also honorary, and is a low effort means to celebrate the City's historic structures and sites, as well as to promote pride in the community's history. As of 2025, 100 structures have been designated as Historic Landmarks, and the Heritage Commission should continue this program going forward.

## 11|D-4 Preserving Notable Historic Resources

## 11|D-5 Historical Organizations

### Lebanon Historical Society

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.

### Lebanon Heritage Commission

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.

#### Partnerships

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

### 11|D-6 Historic Preservation and Adaptive Reuse

#### Preservation challenges

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

### 11|D-7 Education and Outreach

- o *Schools*
- o *Public training/educational opportunities*
- o *Outreach to property owners*
- o *Developer collaborations*

### 11|D-8 Tourism

## Outcomes & Strategies

**Outcome 1 – Protect Lebanon’s historic resources as the City continues to grow and develop**

### Strategies:

1. Encourage ~~residents local citizens~~ to cooperate in preserving Lebanon's ~~our~~ cultural heritage by identifying and adequately protecting historic resources.
2. Seek donations and grant money to develop and restore areas of historic interest, including Land and Community Heritage Investment Program (LCHIP) grants and Moose Plate grants.
- ~~2-3.~~ Continue to participate in state preservation incentive programs like the RSA 79-D, Barn Tax Incentive and 79-E, Community Revitalization Tax Incentive programs.
- ~~3-4.~~ Support adaptive reuse of historic buildings and sites.
- ~~4-5.~~ Explore opportunities for new historic districts, including the neighborhood between School and Bank Streets, Crafts Avenue, and Maple Street.
- ~~5.~~ Support efforts to designate scenic and/or historic roads and identify them with signage.
6. Support efforts to extend the Northern Rail Trail/Mascoma River Greenway from downtown Lebanon to West Lebanon.

### Actions:

1. Conduct oral history projects with long-time residents who wish to share their knowledge and experience.
2. Continue to recognize historic structures through the Historic Landmark Designation Program.
3. Work with property owners to nominate buildings and sites to the State and National Register of Historic Places.  
~~Evaluate historic features along the railroad corridor for preservation.~~
4. Establish preservation awards for property owners who demonstrate excellent historic preservation practices.
- ~~4-5.~~ Promote conservation and preservation easements of sites with historic value with interested/willing land owners.
- ~~5-6.~~ Promote RSA 79 D, Historic Barn Tax Incentive, and RSA 79 E, Downtown Tax Incentive, to property owners.
- ~~6-7.~~ Designate scenic and/or historic roads and identify them with signage.
- ~~7-8.~~ Foster increased communication between city departments and the Heritage Commission regarding permitted activities affecting historic resources.

**Outcome 2 – Foster greater awareness of and appreciation for the benefits and opportunities created by Lebanon’s historic resources**

### Strategies:

1. Utilize the Soldiers' Memorial Building, Carter House, and other historic buildings for educational outreach purposes, while ensuring their careful preservation.
2. Foster community appreciation and engagement through public education strategies such as brochures, walking tours, oral history projects, and displays/murals in public buildings.
3. ~~Support~~ Assist the City Historian with outreach, engagement with local schools, and other public history initiatives.
4. Recognize and promote the economic potential of historic resources.
5. Promote history heritage tourism through historic walking tours, heritage festivals, signage, and other initiatives.
6. Continue developing interpretive educational materials about the City's history.
7. Continue to encourage engagement with the rivers and their contributions to Lebanon's history.

### Actions:

1. Develop a plan for ADA access for all City-owned historic buildings whenever feasible.
2. Develop a financial and administration plan to support and promote the Soldiers' Memorial as a museum and centerpiece of the Colburn Park Historic District.
3. Produce articles and publications on Lebanon's history to educate and inform the public.
4. Improve the Heritage Commission and historic resources pages on the Lebanon city website, and promote the studies, surveys, and other resources hosted on the site.
- ~~4-5.~~ Produce online interpretive materials like StoryMaps, virtual tours, and guides to share and promote the City's history.
- ~~5-6.~~ Create an updated walking tour of the Colburn Park Historic District with paper and digital guides.
- ~~6-7.~~ Create and install interpretative panels and historic markers identifying historic structures and Historic Districts.
- ~~7-8.~~ Engage with Lebanon schools to help educate students about the City's history and historic resources, and involve students in heritage projects.
- ~~8-9.~~ Create a resource guide for owners of historic properties to assist with preservation, restoration, and maintenance of their property.
- ~~9-10.~~ Develop and execute a plan to preserve and utilize the Dana House.
- ~~10.~~