



**LEBANON HERITAGE COMMISSION
DECEMBER 10, 2025 - 6:00 PM
MEETING ROOM 1, 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: 847 519 550#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. November 12, 2025

3. Public Review

- A. None

4. Study Items

- A. 4th grade local history program
B. 250th Anniversary
C. Master Plan - vote to move to Planning Board

5. Other Business

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
MEETING ROOM ONE, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY NOVEMBER 12, 2025 6:00 PM**

MEMBERS PRESENT: Matt Smith (Vice Chair), Brian Ware, Nicole Dittrich, Wes Achord (Planning Board Representative)

MEMBERS ABSENT: Nicole Ford Burley (Chair and City Historian), Karen Zook (Alt. Council Rep)

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

1 **1. CALL TO ORDER**

2 Acting Chair Smith called the meeting to order at 6:06pm. Ms. Hembree reviewed the City's
3 meeting in-person and REMOTE attendance policies and procedures. Acting Chair Smith
4 welcomed Ms. Dittrich and Mr. Achord to the Heritage Commission.
5

6 **2. APPROVAL OF MINUTES – October 08, 2025**

7
8 *A MOTION was made by Matt Smith to approve the October 08, 2025 Meeting Minutes as*
9 *presented. The MOTION was seconded by Brian Ware.*

10
11 ** The MOTION was approved (5-0).*
12

13 **3. PUBLIC REVIEW**

14
15 **A. Michael Davidson: Request for Certificate of Approval pursuant to Article IV, Section**
16 **408 “Historic District” of the Zoning Ordinance to install an egress window to their**
17 **existing building located at 3 Campbell Street, Tax Map 92, Lot 65, Lebanon, NH in the**
18 **LD zone. HC2025-02**
19

20 Acting Chair Smith gave an overview of the duties and responsibilities of the Heritage
21 Commission. He gave an overview of the history of the 3 Campbell Street building.
22

23 Mr. Tim Sidore was present on behalf of the applicant. He said the application is planning to
24 replace an existing historic window with a new egress window, which is required to make the
25 apartment it will be in up to code. He said the applicant is asking the Heritage Commission to
26 approve the new window.
27

28 The group discussed fire safety access to the building. They discussed the proposed new window
29 style and how it would fit in the space left after the existing window is removed. Mr. Sidore

1 confirmed that the new egress window plan has been reviewed by the fire department. He said
2 they would attempt to match the surrounding style of the house.

3
4 Mr. Smith said he would have liked for the Heritage Commission to be involved earlier in the
5 window selection process because he would have suggested a “three-over-three” design. He
6 noted the window is not visible from Colburn Park. Mr. Collins said it was a plus that the new
7 window is considered energy efficient and is multifunctional. Ms. Dittrich asked if the company
8 that made the new window could make other windows that resembled the historic style, in case
9 other windows are needed in the future. Mr. Sidore said he would inquire about that.

10
11 ***A MOTION was made by Matt Smith to approve the Certificate of Approval to install an***
12 ***egress window to the existing building located at 3 Campbell Street (Tax Map 92, Lot 65) as***
13 ***presented at the November 12, 2025 Heritage Commission Meeting. The MOTION was***
14 ***seconded by Brian Ware.***

15
16 **** The MOTION was approved (5-0).***

17
18 **4. STUDY ITEMS - None**

19
20 **5. OTHER BUSINESS**

21 **A. Review and Adoption of 2026 Heritage Commission Meeting calendar**

22
23 ***A MOTION was made by Brian Ware to accept the 2026 Heritage Commission Meeting dates***
24 ***as presented. The MOTION was seconded by Nicole Dittrich.***

25
26 **** The MOTION was approved (5-0).***

27
28 **6. OPEN TO THE PUBLIC - None**

29
30 **7. ADJOURNMENT**

31
32 ***A MOTION was made by Matt Smith to adjourn the meeting at 6:44pm. The MOTION was***
33 ***seconded by Brian Ware.***

34
35 **** The MOTION was approved (5-0).***

36
37 The meeting adjourned at 6:44pm.

38
39 Respectfully Submitted,

40 Paula Roux

41 Recording Secretary

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 and resources. Particularly vulnerable sites include historic farmsteads and natural resources in the City's rural areas and abandoned or underutilized structures in higher-density downtown areas. The City should support the preservation and, where appropriate, adaptive reuse of existing resources, while also promoting 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 forms 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 ~~should~~^{will} ~~hopefully~~ be inspired to support public preservation initiatives and thus become more actively engaged in promoting ~~and as well as~~ protecting the City's historic assets. Owners of historic structures ~~should~~^{may} likewise be more directly encouraged to

appreciate and care for their properties, ~~as being communally valuable to the community as well as in addition to the being property 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), ~~farming 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~~ 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 ~~in~~ 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 followed 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-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" decimated 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 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|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 [First Congregational Church 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 and 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. Upon recognition, landmarks are awarded 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 have 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

Lebanon's First 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

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

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Seminary Hill School

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The school building was first constructed in 1855 to house the Tilden Ladies' Seminary. It was later home to the Rockland Military Academy before passing to West Lebanon in 1914 to serve as the high school, and later as an elementary school. In 2025 it is still an educational building and holds the School Administrative Unit offices. Despite numerous renovations and a serious fire in 1940, this building remains one of Lebanon's most important historic structures.

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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 Overlay District, serves in an advisory role to the City, and provides stewardship for the City's historic properties and resources-Dana House in West Lebanon. The Ceommission is also responsible for the dissemination of information regarding the City's historical resources and for conducting the Lebanon Historic Landmark Designation Program. The designated City Historian is a regular member of the Heritage Commission.

For properties within the Colburn Park Historic Overlay 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 Ceommission 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

The City of Lebanon and the Heritage Commission have established successful partnerships with the New Hampshire Division of Historical Resources (NHDHR) and the New Hampshire Preservation Alliance. These collaborations help to connect local historic preservation efforts with expertise and statewide resources. Through the relationship with the NH Preservation Alliance, Lebanon has had the opportunity to exhibit and celebrate its historic resources to a broad audience of history supporters. The partnership with the NHDHR has allowed Lebanon to receive a number of grants to support preservation and training.

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

The largest barrier to preservation is lack of recognition of and appreciation for historic resources. Awareness is the best tool to combat this; education enhances appreciation, which facilitates preservation. The Heritage Commission should pursue and support initiatives to inform residents of the City's history with a focus on tangible historical assets. Opportunities that have been explored include:

- Schools: ie. 4th grade field trip to Soldiers Memorial Building
- CAMP (Community Assistance & Mentoring Program) training
- Historic plaques/signs
- Property Owner Education: Landmark designations
- Developer collaborations: Kilns at the Brickyard Development. Lebanon Woolen Mill Development

11|C-8 Tourism

Maintaining the character of the historic district through promoting adaptive reuse of historical assets should enhance Lebanon's appeal. Maintaining the historic character and appeal of a walkable downtown will encourage the economic development, cultural activities and festivals that draw non-residents.

Current trend is to focus on maintaining historic character for potential future tourism
 Minimal promotion of historic tourism at present
 Growing cultural and community events offer increasing opportunities

11|D Future Challenges & Opportunities

11|D-1 Future of Lebanon

Maintaining historical resources while experiencing population growth and infill in the downtown historic neighborhoods.

11|D-2 Potential Future Impacts on the Built Environment

Lebanon's growth is limited by capacity. As real estate prices climb, developers and residents alike will pursue larger, more modern, and more dense residential and commercial amenities. This trend will add to the challenges associated with preserving both the Historic District and the various long-established residential neighborhoods spread throughout Lebanon.

[pattern zoning]- Catheryn

In addition to the standard disasters that threaten the built environment—fires, floods, and other catastrophes caused by failures of infrastructure—Lebanon will, like many communities, face increased threat from the impact of climate change. Wildfires, floods, mudslides, and violent storms have the potential to damage or destroy many of

Lebanon's historic resources. In collaboration with first responders, disaster plans for historic structures and sites should be established or updated wherever possible.

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 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.
- 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 Mill, 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.

The Lebanon Historic 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 adding structures and sites to this program going forward.

11|D-4 Preserving Notable Historic Resources

The historic resource surveys conducted since 1984 have been valuable tools for identifying and defining some of Lebanon's most important historic resources. Similar studies and surveys should be conducted in the future, focusing both on areas with potential eligibility for the National Register and on areas not yet studied.

Many of Lebanon's historic structures and sites are under threat. Here are several notable buildings that represent some of the ways in which the City's heritage is at risk.

Dana House

The Dana House, built in 1765, is possibly the most at risk of all of Lebanon's historic resources. Despite remarkable efforts to preserve the building in the 1980s and 1990s, including relocating the structure and preliminary restoration work, the Dana House is now in poor condition and faces many financial and logistical challenges to preservation. Stabilization work, including lead and asbestos abatement, is both necessary and prohibitively expensive. Future work will likely need to be funded by grants, donations, or private investment.

First Congregational Church

The First Congregational Church, built in 1828, still hosts an active religious community. In addition, it is a regular meeting space for other community groups and regularly hosts non-religious events. The building is in active use and is at low risk of neglect; however, as the building ages, it will continue to require maintenance and repairs. In an era of declining religious membership, the building's upkeep could become an unmanageable burden, leading to potential deterioration and loss.

Soldiers Memorial Building

The Soldiers Memorial, completed in 1890, is maintained by Lebanon's Department of Public Works. The Heritage Commission oversees the building as one of Lebanon's most important historic resources, and as a City-owner property, the Memorial is potentially supported by significant financial and material resources. However, in times of financial stress, the Soldiers Memorial may lose resources to other City concerns.

Campbell-Carter House

The Campbell-Carter House, built in 1848, is supported by a trust and cared for by a group of Trustees. However, maintenance and upkeep are dependent on successful management of the trust. In its absence, the building will be at significant risk of deterioration. The building is in regular use as the home of the Historical Society and as a regular meeting space for community groups. However, like all of these structures, there is an increased risk of damage from an emergency, as the structure is often unoccupied.

Seminary Hill School

The Seminary Hill School building, built in 1855, hosts the offices of the Lebanon School Administrative Unit (SAU). However, there is question as to whether this is the best use for the building, and the SAU is exploring options ranging from sharing the building to selling

it to a developer. The uncertainty regarding the Seminary Hill School's future use is its biggest risk.

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. The Historical Society's robust collection and commitment to Lebanon's history offer numerous opportunities for the promotion and celebration of the City's heritage, and collaboration with the Historical Society should be a priority going forward.

Lebanon Heritage Commission

Like the Lebanon Historical Society, the Heritage Commission has struggled to maintain a full membership roster. Promotion of the Commission, its responsibilities, and the opportunity for interested volunteers should be a top priority in the future. The Heritage Commission will continue to be responsible for oversight of the Colburn Park Historic Overlay District, and should increase its role as a steward of the City's historic properties and resources. The Commission should also, in close collaboration with other organizations like the Lebanon Historical Society and with interested individuals, continue to promote Lebanon's history and historic resources through the development of interpretive signs, walking tours, publications, and events with an historical focus.

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 advocate for the City to maintain 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

The City and the Heritage Commission should prioritize maintenance of the successful partnerships with the New Hampshire Division of Historical Resources (NHDHR) and the New Hampshire Preservation Alliance. Though these organizations may face periods of resource scarcity, the expertise and broader resources made available through these collaborations will remain valuable. The Heritage Commission should continue to pursue opportunities, both financial and otherwise, to protect and promote Lebanon's historic resources, including through grant applications, nomination of structures to the State

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Register of Historic Places and the NH Preservation Alliance's Seven to Save program. The Commission should also pursue additional educational and training opportunities, especially those offered by other New Hampshire communities or organizations.

11|D-6 Historic Preservation and Adaptive Reuse

The Heritage Commission is well-positioned to continue administering and supporting the Colburn Park Historic Overlay District. As Lebanon continues to grow and develop, buildings around Colburn Park within the Overlay District will continue to be subject to regulations ensuring the preservation of its historically significant elements, ensuring (as much as possible) the survival of this important historical district.

Other areas of Lebanon are under less regulation, and the historic resources in those regions are more susceptible to the pressures of development and financial concerns. West Lebanon's Main Street is one example of an area where revitalization offers great opportunity as well as great risk. Rehabilitation and adaptive reuse of the existing buildings is important both for the vitality of Main Street and for the preservation of its historic character. However, the deterioration of many of these buildings and the evolving needs of the community present risk to the historic resources along Main Street. Adaptive reuse of existing structures should be promoted wherever possible, and new construction should be designed to match the character of the neighborhood and to honor West Lebanon's history.

Excellent opportunities for adaptive reuse exist at the following sites:

- Lebanon Woolen Mill, proposed to be renovated as housing.
- Holy Redeemer Church, West Lebanon, currently in disuse
- Westboro Railyard, proposed to be used for sports fields and community outdoor space
- Alice Peck Day Homestead, proposed transitional housing
- Back parking lot

11|D-7 Education and Outreach

Awareness enhances appreciation which facilitates preservation. The Heritage Commission should pursue and support initiatives to inform residents of the City's history with a focus on tangible historical assets. Opportunities that should be explored include:

Opportunities w/schools - field trips, curriculum, local living history event
More CAMP (Community Assistance & Mentoring Program) trainings
Historic plaques/signs
Landmark designations - goals (#/year, recognizing overlooked structures/neighborhoods) [variety of architecture]

Property Owner outreach - preservation training, preservation awards
Developer collaborations - incentives,
Development

Preservation challenges:
Westboro rail yard

11|D-8 Tourism

Maintaining the historic character and appeal of a walkable downtown will encourage the economic development, cultural activities and festivals that draw non-residents.

Focus on promotion of historic tourism
Utilize cultural and community events to promote history
Increased signage/plaques will invite visitors and promote Lebanon's history
Support collaboration with local organizations to highlight history and preservation

Outcomes & Strategies

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

Strategies:

1. Encourage residents to cooperate in preserving Lebanon's 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) and Moose Plate grants.

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.
4. Continue to conduct surveys and studies of historic resources to assist with identifying and understanding important historic buildings and structures.
5. Support adaptive reuse of historic buildings and sites.
6. Explore opportunities for new historic districts, including the neighborhood between School and Bank Streets, Crafts Avenue, and Maple Street.
7. Support efforts to extend the Northern Rail Trail/Mascoma River Greenway from downtown Lebanon to West Lebanon.
8. Encourage adaptive reuse on Main Street in West Lebanon and promote the preservation of the neighborhood's historic character.
9. Support the preservation of historic landscapes and natural resources.

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.
4. Establish preservation awards for property owners who demonstrate excellent historic preservation practices.
5. Promote conservation and preservation easements of sites with historic value in collaboration with interested land owners.
6. Promote RSA 79 D, Historic Barn Tax Incentive, and RSA 79 E, Downtown Tax Incentive, to property owners.
7. Designate scenic and/or historic roads and identify them with signage.
8. Foster increased communication between city departments and the Heritage Commission to facilitate preservation, including notice of permitted activities affecting historic resources.
9. Support infill development, both to promote preservation of abandoned or underutilized lots and buildings as well as to preserve Lebanon's historic natural 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, artworks, and displays in public buildings.

3. Support 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 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, rail trails, and their contributions to Lebanon's history.

Actions:

1. Develop a plan for ADA access for all City-owned historic properties whenever feasible.
2. Develop a financial and administrative 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.
5. Produce online interpretive materials like StoryMaps, virtual tours, and guides to share and promote the City's history.
6. Create an updated walking tour of the Colburn Park Historic District with paper and digital guides.
7. Create and install interpretative panels and historic markers identifying historic structures and Historic Districts.
8. Pursue the approval and installation of NH Historical Highway Markers.
9. Engage with Lebanon schools to help educate students about the City's history and historic resources, and involve students in heritage projects.
10. Create a resource guide for owners of historic properties to assist with preservation, restoration, and maintenance of their property.
11. Develop and execute a plan to preserve and utilize the Dana House.