



**LEBANON HERITAGE COMMISSION
REGULAR MEETING AGENDA
20 West Park Street, Lebanon, NH
3rd Floor - Room 385
Wednesday, February 12, 2020
7:00pm**

1. **CALL TO ORDER:**
2. **ELECTION OF OFFICERS: CHAIR AND VICE CHAIR**
3. **APPROVAL OF MINUTES:**
 - A. **DECEMBER 11, 2019**

Documents:

[Heritage_Item 3_2019-12-11 Mins.pdf](#)
4. **PUBLIC REVIEW:**
5. **STUDY ITEMS:**
 - A. **DANA HOUSE WORKING GROUP**
 - i. **Capital Reserve Fund**
 - B. **SPECIAL PROJECTS WORKING GROUP**
 - C. **FOUNTAIN WORKING GROUP**
6. **OTHER BUSINESS:**
 - A. **Education and Outreach - February - Black History Month**
 - B. **CLG 2020 application**
 - C. **Arts & Culture Commission - 501c3 collaboration**
 - D. **2020 Heritage Commission Meeting Schedule**

Documents:

[Heritage_Item 6a_Quarterly Report.pdf](#)
7. **PUBLIC COMMENT:**
8. **FUTURE AGENDA ITEMS:**
 - A. **West Lebanon Historic District**

9. ADJOURNMENT:

Any person with a hearing disability who wishes to attend this public meeting and needs the services of either a sign language interpreter or special equipment (FM system), **please contact the Planning Office at 603-448-1457 at least 72 hours in advance so the City can make any necessary arrangements. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov**

**AGENDA
HERITAGE COMMISSION
FEBRUARY 12, 2020**

**AGENDA ITEM #3
APPROVAL OF MINUTES**

DECEMBER 11, 2019

DRAFT

LEBANON HERITAGE COMMISSION
REGULAR MEETING AGENDA
EAST MEETING ROOM, CITY HALL
WEDNESDAY, DECEMBER 11, 2019
7:00 pm

MEMBERS PRESENT: Robert Welsch (Chair), Mimi Hains (Vice Chair), Lindamae Peck, Rebecca Book, Gregory Schwarz (Planning Board Rep.), Raymond Book (Alt.), Linda Cole

MEMBERS ABSENT: Edward Ashe (City Historian and Alt.), Bruce Bronner (Alt. Council Rep.), Karen Zook (City Council Rep.)

STAFF PRESENT: Rebecca Owens (Associate Planner)

1 1. **CALL TO ORDER:** Chair Welsch called the meeting to order at 7:00 PM.

2
3 Ms. Owens thanked the members for their service and Chair Welsch expressed his appreciation for
4 the pizza night provided by the City.

5
6 **2. APPROVAL OF MINUTES:**

7 Amendments:

8 Remove Ms. Hains from the “Members Absent” list and add her to “Members Present”

9 Page 2, line 1, replace “tours” with “houses”

10
11 *A MOTION was made by Ms. Book to approve the November 13, 2019 Minutes as amended above.*

12 *Seconded by Ms. Cole.*

13 **The MOTION was approved (5-0).*

14

15 **3. STUDY ITEMS:**

16

17 **A. DANA HOUSE WORKING GROUP**

18

19 Chair Welsch announced that the Dana House did not receive the LCHIP grant. However, he has
20 spoken to the City Manager and a Capital Reserve fund for the Heritage Commission has been
21 included in the City budget. This would help provide funding for larger projects, such as the Dana
22 House roof. The budget is pending approval by the City Council on December 18th. Ms. Owens
23 stated that the Dana House roof could likely be postponed another year, which would allow the
24 Grant application to be refined. She informed the members that the Department of Public Works
25 has just finished editing the “Request for Proposals”, which will be released to the public, on the
26 roof project.

27

28 **B. SPECIAL PROJECT WORKING GROUP:**

29

30 Ms. Hains presented the idea of creating a map of downtown Lebanon, which would include pictures of
31 architectural landmarks. This would help to familiarize the public with historical properties. She would
32 gift this map to the City sometime in 2020. Ms. Peck suggested that she contact the Historical Society,
33 specifically Ed Ashe, for information on specific properties.

34

35 **C. FOUNTAIN WORKING GROUP:**

1
2 i. Glenwood Cemetery Fountain
3

4 Ms. Peck reported that some cosmetic cement work and other finishing touches- including the installation
5 of the recycling pump- will be completed in the spring. Over the next month, a permanent cover will be
6 erected to protect the fountain during the winter. The solar power source for the fountain is still being
7 researched, but there is a \$250 donation available. Chair Welsch requested that the Fountain Working
8 Group consult Clifton Below, Chair of the Lebanon Energy Advisory Committee, regarding the ideal
9 method of providing solar power to the fountain. Contrary to previous reports, Ms. Peck stated that
10 Carroll Concrete donated all of the resources relating to the concrete pours including the cost of the truck
11 and driver. Ferguson's and Carroll Concrete will be recognized as corporate sponsors, with plaques
12 installed on the fountain. There will be a public event in the spring to unveil the fountain and
13 acknowledge donors. Chair Welsch added that the fountain will be legally turned over to the City at a
14 Council meeting. Ms. Owens reported that the finance department has received some of the
15 documentation necessary to insure the fountain. She stressed the importance of documenting project
16 expenses and expenditures in the future. Once the fountain is fully functional, all necessary technical
17 manuals (recycling pump, solar power source, etc.) will need to be provided to the City. Ms. Peck
18 informed the members that, after covering the expenses for the cemetery fountain, the Working Group
19 hopes to be able to contribute funds towards the purchase of a cover for the Mall fountain. One idea is a
20 translucent cover with lights inside, which would run on a timer, allowing the fountain to be illuminated
21 year-round.
22

23 **4. OTHER BUSINESS:**

24 **A. CLG Letter of Intent to Apply**
25

26 Ms. Owens reported that the Letter of Intent has been submitted. It states that a range of projects are
27 possible, depending on the funding that is made available. These include adding newly eligible buildings
28 to the historic district, updating descriptions of the buildings currently in the historic district, and
29 expanding the boundaries of the historic district. Newly eligible buildings to be added include Lucky's,
30 the Fire Station, the Park bandstand, the Mascoma Bank building and Postal Service office. Ideas for
31 expansion include the Campbell Street area, with buildings such as the Senior Center, dental office and
32 CCBA. Expanding the historic district would require approval by City Council and Federal recognition.
33 The grant request is for \$20,000 and Ms. Owens will prepare the application in January. Chair Welsch
34 offered assistance with gathering documents and contacting potential consultants during this process.
35

36 **B. Arts & Culture Commission- 501(c)(3) collaboration**
37

38 Ms. Hains reported difficulty connecting with people to discuss this matter. The Arts & Culture
39 Commission is newly formed and still getting established. Chair Welsch stated that he will find out who
40 has been assigned as the point person for this project at the next Arts & Culture meeting. Ms. Peck
41 inquired as to whether or not this project requires City Council approval, since it involves the acceptance
42 of money for Civic projects. Chair Welsch will reach out to the City Manager regarding this issue. Ms.
43 Owens suggested that it may be possible to get assistance from the City Attorneys, since the creation of a
44 501(c)(3) would be allow projects to be self-funded rather than using taxpayer funds.
45

46 **C. Education and Outreach- Social Media, February- Black History Month**
47

48 Chair Welsch met with Celeste Pfeiffer, who is the point person for Black History Month at the Lebanon
49 Library, and Brianna, a Dartmouth student currently working as the City's Diversity Intern. He would
50 like Brianna to extend invitations to Dartmouth faculty to speak at the Black History Month event.

1 Celeste has reserved the community room at the Library every weekend in February. The focus of the
2 event will be the Underground Railroad. More planning will be done in January. Ms. Hains stated that
3 she has a digitized version of the Wood Diary, which contains an entry referring to assisting a runaway
4 slave. She will be uploading it onto the Cloud and then giving Chair Welsch a copy on CD. Chair Welsch
5 shared that he believes the Wood House may have burned down. He will contact the Fire Chief to
6 confirm.

7
8 Ms. Hains presented the idea for a project on the “Women of Lebanon”, which she would begin in 2020.
9 She would like to focus on the accomplishments of women and female property ownership. Chair
10 Welsch stated that he would like the Commission to meet in January. Ms. Owens suggested a limited
11 agenda for that meeting, focusing mainly on the CLG grant and Black History Month.

12
13 **5. PUBLIC COMMENT: NONE**

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15 **6. FUTURE AGENDA ITEMS:**

- 16 i. West Lebanon Historic District

17
18 This will be discussed at a future date. Chair Welsch reiterated the idea that the goals for the
19 historic districts should be parallel.

20
21 **7. ADJOURNMENT:**

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23 *A MOTION was made by Ms. Peck to adjourn the meeting at 8:37 PM.*

24 *Seconded by Ms. Hains.*

25 ** The vote on the MOTION was unanimous in favor, (5-0).*

26
27 Respectfully submitted,
28 Megan Castillo
29 Recording Secretary

**AGENDA
HERITAGE COMMISSION
FEBRUARY 12, 2020**

**AGENDA ITEM #6A
OTHER BUISINESS**

QUARTERLY REPORT TO CITY COUNCIL

Lebanon Heritage Commission

Quarterly Report Presented to the Lebanon City Council, 22 January 2020

Robert L. Welsch, Chair

During the late Fall and early Winter the Heritage Commission has been resolving issues from the past year and planning for our upcoming celebration of Black History Month (in February).

Regulatory Matters

Although we dealt with a number of regulatory matters in the Historic District earlier this past year, we have not had any significant new matters since we approved the plans for renovation/restoration of City Hall.

The Planning Board has taken up matters concerning two historic properties that the Chair has weighed in on. One is the C. C. Benton House at 10 Bank Street. Benton was one of the first Historians in Lebanon and wrote numerous articles for the early newspapers in the town, particularly the Granite State Free Press. His writings are one of three early sources of the City's history. Part of his home, which like so many other houses in nineteenth century Lebanon had been moved from other sites, formerly sat on site of the current Carter House. The current owner would like to demolish this structure that Robert Leavitt (late city historian) put on the List of Lebanon Landmark properties. Members of the Heritage Commission feel that this property should be restored rather than demolished. We feel that the consultant's report does not entirely and accurately represent the state of the structure. He suggests that the structure is unsound, unworthy of restoration, and unsafe for habitation. We question this conclusion since the current and past owners have had four families renting space in the house for the past decade up to the present time. The report also diminishes the significance of Benton's role in Lebanon's history.

Colby C. Benton was a noted geologist in the early nineteenth century, known for his collection of minerals from all over the Upper Valley. Benton was married in 1819 to Susan Ann Parkhurst, the daughter of Phineas Parkhurst, Lebanon's first doctor and an early resident of the Dana House in West Lebanon. In 1822 Benton was a member of the Franklin Lodge of Masons in Lebanon along with Ammi Burnham Young (the famous federal government architect), A. Bugbee, and A. Baker. In 1832 Benton was Adjutant for Lebanon's Militia unit (the 33d Regiment). The Benton House on Bank Street is one of the oldest surviving houses on Bank Street, and it is one of the oldest surviving houses in downtown Lebanon. Its value to the City merits its renovation rather than its demolition.

The other property before the Planning Board that attracted the interest of the Heritage Commission was the house and fields formerly owned by Thomas Penneck of East Lebanon (Mascoma village). This 200-acre lot with house and barn were formerly owned by Penneck, a freed slave who was a member of a black military unit during the Civil War under the command of Lebanon resident Col. Slayton. Slayton's family homestead was east of downtown, memorialized by the present Slayton Hill Road. Although Col. Slayton moved west, he

encouraged one of his men, Penneck, to settle in Lebanon, where he was successful and ultimately owned this large lot in East Lebanon, just north of the highway and east of General Paine's property. Although the Chair of Heritage was well aware of Penneck's life and contributions to Lebanon, he was unaware of the location of Penneck's lot. We understand that the current plan is not to demolish the nineteenth century house, but merely to subdivide the lot. Learning of this property and its association with Penneck led to the Commission to consider celebrating Black History month in February, an event that has taken up much of the Commission's work since early December.

Grant Applications

The Commission has notified the NH Department of Historic Resources that we will submit an application for a CLG grant this year. If we receive some funding we plan to hire a consultant to reassess the Historic District and update documentation on the various properties around the Green, currently in the Lebanon Historic District as recognized by the Department of the Interior. Five structures in the District were not identified as contributing structures when the District was established in 1986 because they were not at least 50 years old. These are the Mascoma Bank Building, Lucky's Garage, the Post Office, the Fire Station, and the Bandstand in Colburn Park. All five are now old enough to be contributing properties and we want to place all of these in contributing status. In addition, we want our consultants to help us determine whether the District should be extended down Campbell Street (west of Lucky's Garage and the Churchill House, both of which are currently in the District) to include other historic structures such as the CCB and the Senior Center, formerly one of Lebanon's first supermarkets.

Dana House Working Group

Competition for the LCHIP funds this year were much stiffer than in the past and we were unsuccessful in our effort in this area. Nevertheless, Council has approved a Capital Reserve Fund (CRF) to support work this year on reroofing the historic structure's cedar shake shingles and the more typical modern shingles on the newer Annex. City Manager and the Head of DPW have been in discussion with the Chair and Planning Office staff about ways to proceed on this project which we hope will begin later this year when the weather gets better.

The Chair and Vice Chair (Mimi Hains) visited the Webster Cottage to see how another small house museum is organized. It was useful to discuss the Cottage with Cyndy Bittinger of Hanover, who chairs the Hanover Historical Society. Ms. Bittingers showed us around the Cottage and discussed with us some of their issues. The Cottage is only slightly bigger than the Dana House and is thus comparable to Dana House in several ways, even though it is and from a somewhat later period. As a part of Dartmouth College, but managed by the Hanover Historical Society, the Cottage has few financial concerns compared with Dana House, but it does share some issues with Dana House in how often it is open to the public. We are working toward having the house open on a schedule that is comparable to Webster Cottage. I want to note that like Dana House, Webster Cottage was moved to its current location. The Cottage formerly sat on the Dartmouth Green and one other site before reaching its current location.

In 2034 Dana House will have been on its current location for fifty years and thus eligible to be on the National Register of Historic Places at its current location. It was placed on the State Register of Historic Places more than a decade ago, because the state does not follow the same restrictions as the National Register.

Fountain Working Group

The Fountain Working Group completed the concrete pour for the basin of the fountain in Glenwood Cemetery. We anticipate that the water connection and the solar power connection will be completed in the Spring. Once complete, we are planning for an official recognition of the opening of the fountain and an official (ceremonial) handover of the Glenwood Fountain to the City. For insurance purposes, the fountain became the property of the City in the Fall of 2019, but the Fountain Working Group will continue to manage whatever work remains, in consultation with the Public Works Department, the Sexton, and the Cemetery Trustees.

Special Projects Working Group

The major work of the Special Projects Working Group has been in two areas: (a) establishing a 501(c)3 Friends of Lebanon Heritage and Arts, and (b) preparations for a celebration of Black History in Lebanon.

Vice-Chair Mimi Hains has identified a lawyer who can help us organize and establish a “Friends of Lebanon Heritage and Arts” that can receive tax deductible donations for projects involving Lebanon’s arts and heritage. We hope this “friends” group can serve the needs of the Lebanon Historical Society and the Arts and Culture Commission in addition to the Heritage Commission. (This would also include the Fountain Working Group for any future fountain projects.)

Black History Month Celebration

With the help of Celeste Pfeiffer at the Lebanon Public Library and Breanna Glover, the City’s Diversity Intern and student at Dartmouth, we are preparing for a celebration of Black History in Lebanon, concentrating on what is known of runaway slaves passing through Lebanon before the Civil War and Thomas Penneck (noted above). Members of the Council will be invited to Kilton Library for this celebration on Saturday 22 February.

We intend to list three properties associated with Black History on the Landmark Property List, two of these were associated with the underground railroad and runaway slaves, and the third with a freed slave and successful farmer.