

**AGENDA  
LEBANON CITY COUNCIL  
JUNE 19, 2019**

**9. NEW BUSINESS:**

**9.A – 2019 LANDMARK LANDS PRESENTATION**

**BACKGROUND**

As part of the 2019 Historic Landmark Designation Program, the Heritage Commission has chosen the Peck Homestead, owned by Alice Peck Day Memorial Hospital, located at 127 Mascoma Street, Lebanon, for designation as a local Historic Landmark. An honorary Certificate and Plaque will be presented to Alice Peck Day Memorial Hospital.

Attached, please find a description and photographs of the property.

**ACTION**

*No action is required by Council.*

**Included in this Section:**

1. June 19, 2019 Memo from Rebecca Owens, Associate Planner, re: Presentation of Historic Landmark Designation
2. Description and photograph of the Peck Homestead

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## **HISTORIC LANDMARK DESIGNATION PRESENTATION BY LEBANON HERITAGE COMMISSION**

**To:** Honorable Mayor and City Council  
**Cc:** City Manager  
**From:** Rebecca Owens, Associate Planner  
**Date:** June 19, 2019  
**Re:** Presentation of Historic Landmark Designation

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### **INTRODUCTION:**

In this twenty-second (22<sup>nd</sup>) year of the City's Historic Landmark Designation Program, so far, the Lebanon Heritage Commission has identified one property for designation as a local Historic Landmark. Since the Program's inception, there have been eighty-three other properties selected for Landmark Designation throughout the City.

This year's designations include the property located at:

- ❖ 127 Mascoma Street, Lebanon; Owner: Alice Peck Day Memorial Hospital

### **BACKGROUND:**

In accordance with its purpose statement, the Lebanon Heritage Commission is responsible 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. Lebanon is blessed with a wealth of properties having historic, architectural, and/or cultural significance that the Heritage Commission wishes to recognize to foster individual and community pride.

The Heritage Commission was established in 2006 to take the place of the Historic District Commission. In addition to its regulatory role within the Colburn Park Historic District, the Heritage Commission plays an advisory role city-wide and is responsible for the dissemination of information regarding the City's historical resources and for conducting the Historic Landmark Program.

The Historic Landmark Designation Program was created in 1997 to identify and aid in the protection of sites of significant architectural and historical value in the City. The Program aims to conserve property values and strengthen the local economy as well as to encourage property owners to invest in the rehabilitation of their buildings. The Landmark Designation Program is an honorary celebration of our community's history, architecture, and culture and does not subject properties to any special or additional regulations or restrictions within the City.

For a building to receive Historic Landmark Designation it must possess historical, architectural or cultural significance. For example, qualifying sites may be associated with historical events or with the lives of significant persons in our past, or the site may embody the distinctive characteristics of a particular style.

The designation of the Historic Landmarks also furthers the Master Plan. Among the action items of Chapter 11, Historic Resources, is the following: "Continue identifying structures that qualify for the State and/or National Historic Register and the Historic Landmark Designation Programs." (Item #11.1.A3)

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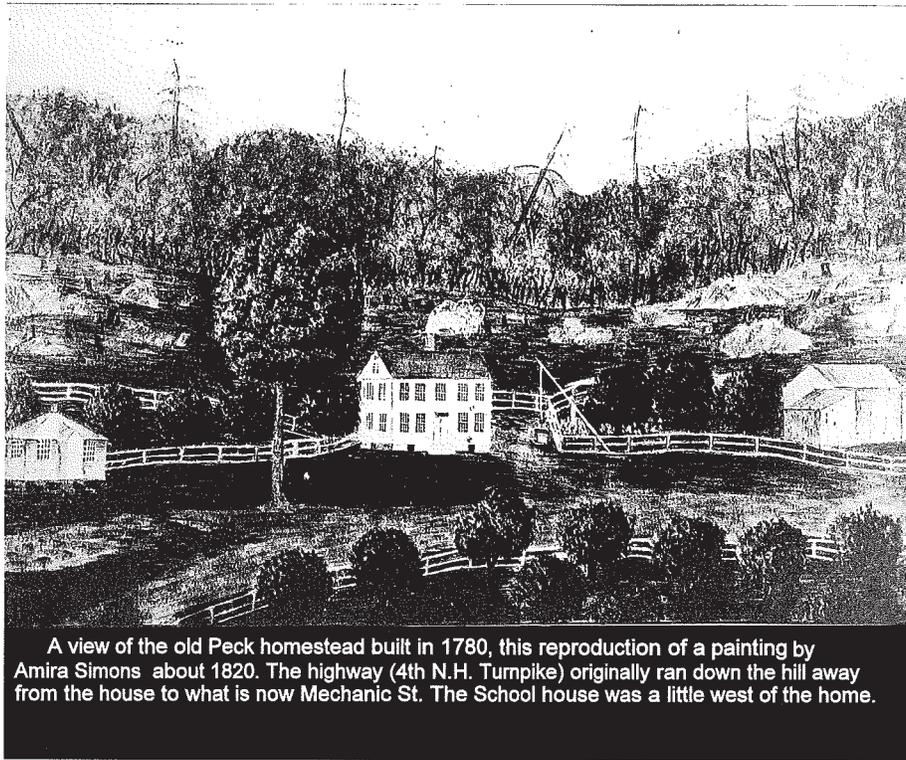
127 Mascoma St.

Built by Simeon Peck (1731-1814), an early resident of Lebanon who arrived in 1774 from Norwich, CT, the ca.1780 early Federal-era home consists of a clapboarded 5 bay center hall on a granite foundation with 3/4 sidelight entrance and 6 over 6 double-hung windows. Later additions of a front porch and a 20<sup>th</sup> C. rear ell greatly increased the size. The house replaced a short-lived log structure that was the original family home.

The house was at the center of a 400 acre parcel of timber and cleared land which extended along the North side of the Mascoma River from near Foundry St. at the East to the oxbow near Longacre's Nursery at the West and ran North from the river. In addition to his farming and timber operations Peck operated a clover seed separating mill and sawmill on the Mascoma. The house served as the residence for 5 generations of Peck's descendants before Alice Peck Day (1860-1927) directed the Trustees of her estate to form a cottage hospital in the home.

The hospital originally opened in 1932 with 9 beds but went through a renovation in 1937 which increased the capacity to 17 beds through conversion of the attic into patient rooms. Additional renovation at that time converted the 2nd floor to a maternity ward, operating room, nursery, laboratory, and a doctors dressing room. The first floor held the waiting room, office, kitchen, dining room, both the women's and men's ward as well as the x-ray facility.

In 1964 the new hospital was built and the homestead went through various uses including administrative offices.



A view of the old Peck homestead built in 1780, this reproduction of a painting by Amira Simons about 1820. The highway (4th N.H. Turnpike) originally ran down the hill away from the house to what is now Mechanic St. The School house was a little west of the home.



Photo by Alice Peck Day Hospital Homestead  
Edward E. Ashe 127 Mascoma St  
2014

Photo by Edward E. Ashe