

HERITAGE COMMISSION
Meeting Minutes
February 2, 2012

The Heritage Commission held its regular monthly meeting in the City Council Chambers, at 37 Green Street, Concord, New Hampshire, on Thursday, February 2, 2012, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:30 p.m.

Present at the meeting were Chairperson Donovan, Members James McConaha, Dr. Bryant Tolles, Carol Durgy Brooks, Robert V. Johnson II, Vice Chair Frederick Richards, Elizabeth Durfee Hengen, and City Councilor Steve Shurtleff. City Planner Gloria McPherson and Administrative Specialist Donna Muir were also present.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

2. Minutes of the January 5, 2012 meeting:

The Commission considered the minutes of the January 5, 2012, Heritage Commission meeting.

Ms. Hengen requested that two changes be made:

- a. Under the Prince Street discussion, Mr. Walsh stated that he would not be submitting a history of the building with the demolition permit application.
- b. Regarding the Stickney Hill discussion, Ms. Hengen stated that a neighborhood heritage district would help protect its historic character, as well as its agricultural character.

A motion was made by Vice Chair Richards to accept the minutes as revised and seconded by Dr. Tolles. Motion carried unanimously.

3. New Business:

a. *Concord School Buildings Update – Michael Castagna*

Chairperson Donovan introduced Michael Castagna, the consultant for the Concord School District, hired to provide the school district with adaptive reuse scenarios for the school buildings that will no longer be in use at the end of the school year.

Mr. Castagna reviewed the plans for the school buildings to the Heritage Commission using a PowerPoint presentation to outline his proposals for the five schools.

1. Dewey School – The Concord School District is currently housed in this school building, and it is the smallest of the schools being looked at for reuse. The proposal is to build high-end, market-rate, one and two bedroom rental units, which could also be converted to student housing for the UNH School of Law.

2. Rumford School – The proposal is to build 17 one, two, and three bedroom apartments for workforce housing. This could possibly become a Concord Area Trust for Community Housing (CATCH) project. It is proposed that the play area be retained and a possible day care or community center located on the first floor.
3. Eastman School – An assisted living and congregate care home is envisioned for the Eastman School property. A total of 85 units are planned, which exceeds the number of units allowed in the City’s Zoning Ordinance. This school site is the largest of the five sites and sits on more than four acres. Additional uses suggested for this site include a satellite for the New Hampshire Technical Institute’s (NHTI) arts program or as classroom and office space for military reservists.
4. Walker School – this site is being suggested for one and two bedroom apartments along with a standalone building in the southeast corner of the site to accommodate either the NHTI’s arts program or the Kimball Jenkins Art School. The second floor of the 41-unit apartment building would house a community room.
5. Dame School – The School District and the City of Concord are currently in negotiations for the Dame School building, and the City is proposing a multiuse, multigenerational community center.

Mr. Castagna explained that many of the historic features of the school buildings will be retained and preservation easements will be placed on each of the buildings.

Discussion ensued regarding the amount of asphalt being proposed at some of the sites and that green design standards appear to be underutilized.

Mr. Castagna stated that he is scheduled to do a final presentation to the School District Task Force on February 15th and to the School Board two weeks hence. He explained that the School Board wants to have these sites developed by private developers to relieve the School Board of the sites and to put the properties back on the City’s tax rolls.

b. Concord’s 250th Birthday Celebration

Chairperson Donovan stated that Concord’s 250th birthday celebration will be held in 2015. He stated that Brent Todd, a Concord resident, is interested in coming to speak with the Heritage Commission regarding the celebration. It was agreed that this item would be added to the March agenda.

c. Update on Councilor Shurtleff’s request for a zoning change, Residential Open Space (RO) to Historic District (HI), for the area of Stickney Hill Road, beginning at Millstone Drive and traveling westerly to the Hopkinton town line

Councilor Shurtleff explained that the Stickney Hill area has remained virtually unchanged for the past 50 years, and he thinks that the area should be preserved, which is why he submitted the request for a zoning change to City Council. Mr. Shurtleff said that his intent is to ask the City Council to table his request to allow the Heritage Commission time to work on a less intrusive proposal to protect the area, such as initiating a Neighborhood Heritage District.

The Commission discussed whether conversations had taken place with the neighbors and what would be the best way to address their concerns. It was agreed that Councilor Shurtleff would contact the neighbors to get together for an informal informational meeting. Ms. Hengen stated that she has a

document, which explains in layman's terms what the creation of a Neighborhood Heritage District involves, that would be useful to provide to the residents at this meeting. She will provide the document to the Chair for review by the heritage Commission.

d. CCTV April Telethon – Heritage Sign Program

Ms. Brooks reported that a five to eight minute videotape is being created for the Heritage Sign Program by CCTV for the April Telethon. The program will include videotape from a Heritage Sign Program workshop as well as having a sign owner talking about his sign. She stated that the interview with the sign owner will be produced using photojournalistic style.

e. CLG Grant for 19th Century Manufacturing Facilities – South Main Street Project – Selection of Grant Consultant

Chairperson Donovan stated that there is nothing new to report regarding the CLG Grant at this time.

f. Update on the process to request a permanent location for the Governor Isaac Hill Monument in Eagle Square

Ms. McPherson reported that she spoke with the City's General Services Department, who will install the monument in the spring. The site will need to be pinpointed, and Ms. McPherson invited the members of the Heritage Commission to meet with her at the site to do so. She stated that the City is okay with moving the directional sign that now sits at the site to make way for the monument and a wall plaque.

Ms. Hengen stated that the explanatory plaque, outlining the history of the monument's wanderings, needs to be designed. The Chair explained that the plaque should blend in with the other plaques that are in the Eagle Square area. Dr. Tolles volunteered to work with Mr. Johnson and Mr. McConaha on the wording of the plaque.

g. Consideration of the NHDHR Project Review of the Friendly Kitchen Property on South Commercial Street

Chairperson Donovan explained that this item was provided for information only and that no further action by the Commission was necessary.

4. Old Business:

a. Heritage Commission Sign Program

Ms. Brooks informed the Commission that 12 individuals attended the sign workshop that was held on January 18th. A sign application was received as a result of the workshop.

Ms. Brooks stated that another workshop is scheduled for May 30th. Attendance at this workshop will be open to the public.

b. Demolition Review – Committee Report

Vice Chair Richards stated that the Demolition Review Committee was in the process of reviewing a demolition permit for a barn on Timberline Drive. The barn is in very rough shape with water damage, holes in the walls and floors, and the timber frame is not intact.

5. Any other business to come before the Commission.

a. Historic Literature

Ms. Hengen provided the Heritage Commission with an old brochure, *Concord's Historic Downtown Neighborhoods – Preserving Historic Neighborhoods*, which she recently came across in her office. She stated that the brochure was created around the time that the new courthouse was being built on Pleasant Street.

Councilor Shurtleff stated that there is also a book available, which was written by Heritage Concord, Inc., a group which is becoming defunct. He stated that the Penacook Village Association bought some of the books and is also storing a number of cartons of the book, which are available for sale.

There being no further business to come before the Commission, a motion was made by Councilor Shurtleff and seconded by Dr. Tolles to adjourn the meeting. The motion carried and the meeting adjourned at 6:00 p.m.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist