

**HERITAGE COMMISSION**  
**Meeting Minutes**  
**February 7, 2019**

The Heritage Commission held its regular monthly meeting at Council Chambers, 37 Green Street, Concord, New Hampshire, on Thursday, February 7, 2019.

**1. Call to Order and Seating of Alternates**

Chairman Jaques called the meeting to order at 4:32 p.m.

Present at the meeting were Chair Richard Jaques, Vice Chair Jim Spain, Councilor Allan Herschlag, Members Rich Woodfin, Robert Johnson II, and Carol Durgy Brooks. Staff present included Administrative Specialist Lisa Fellows-Weaver. Alternate Sarah Galligan arrived at 4:45 p.m. and was added to the voting designation.

**2. Approval of Minutes**

Councilor Herschlag moved to approve the minutes of January 3, 2019. Mr. Woodfin seconded the motion. The motion passed; 5/1. Ms. Brooks abstained as she was not at the January meeting.

**\*Item 3. was taken out of order\***

**4. Demolition Review Committee Report**

Mr. Johnson stated that he has recused himself from all Demolition Review Committee (DRC) events and discussions relative to the Ekstrom properties.

Mr. Spain provided a synopsis of recent DRC events that have occurred relative to the upcoming demolition of the Ekstrom properties located at Warren Street and Greenwood Avenue. Per the recommendation of the DRC a public hearing was held as well as a site walk. All buildings were vacant except for one. The eviction process has begun for that tenant. All buildings proposed for demolition were approved by the DRC. Mr. Spain noted that Mr. Woodfin attended the site walk and photographed all of the properties.

Mr. Jaques stated that the DRC could have delayed the demolition process; however, the Committee felt that, based on the disarray of the buildings, the demolition would make the area safer and the future development would also be eliminating four curb cuts.

A discussion was held regarding the future development of the existing 150 year old neighborhood. Mr. Woodfin stated that the design of the new apartment building is very modern, with different levels of the building and different sections have different colors.

Councilor Herschlag moved to approve sending a letter to the Architectural Design Review Committee and Planning Board recommending that the developer consider maintaining the consistency of the current character of this 150 year old neighborhood when designing the elements of the building. Mr. Spain seconded the motion. Mr. Johnson stated that he was not opposed to the motion; however, suggested a stronger statement to the Planning Board indicating that the building, as designed, is not compatible with the character of the surrounding buildings and there should be efforts made by the developer and Planning Board to develop a more aesthetically pleasing buildings. Members agreed. Councilor Herschlag rescinded his motion. Mr. Spain rescinded his second. Councilor Herschlag moved to send a letter to the Architectural Design Review Committee and Planning Board indicating to the developer that the proposed Ekstrom design is not compatible with the character of the surrounding buildings and there should be efforts made by the developer and the Planning Board to design a more aesthetically pleasing building. Mr. Spain seconded the motion. The motion passed unanimously; 7/0.

*Ms. Galligan arrived at 4:43, during this discussion.*

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Mr. Woodfin commented that he believes the plan will be returning to the ADRC and PB for review as there has been some revisions made. Additional discussion ensued regarding the proposed landscaping and electric.

Mr. Woodfin suggested changing the Planning application process so that the Heritage Commission is able to see the projects as the application proceeds through the planning process, not only as a result of the demolition process. He suggested that during the determination of completeness (DOC) process of the Planning Board, if a new application will constitute demolition, a letter will be sent from the PB to the HC to inform them of the project and the potential for demolition.

**3. New Business**

**a. Sewall's Fall MoU - Meeting with McFarland Johnson and City Engineer David Cedarholm**

City Engineer David Cedarholm met with the Heritage Commission to provide an update on the scope of work and cost summary for the historic panel that the Commission proposed in the area of Storrs Street to describe the former railroad station. He stated that he met with McFarland Johnson and Ms. Hengen. A combined quote of \$13,500 was received, which includes services from McFarland Johnson and Ms. Hengen for the content, graphics, design, and installation. Mr. Cedarholm stated that the City is interested in closing out the project in June. He plans to bring in three iterations to present to the HC for review in April, if not sooner.

Councilor Herschlag expressed concern with the fact that the project could have been done in house, which would have allowed for more funding to be available for the project. He stated that it may be better to look at available resources internally before spending any funds and it may be better utilized to identify the historic areas. Mr. Woodfin stated that this item has been ongoing for two years. Discussion ensued as the scope of work was reviewed; \$8,000 for content, \$3,500 for graphics, and \$1,000 each for sign design and installation. Mr. Cedarholm stated that as it is nice to obtain information from students and community members, there are requirements from DHR for the content and we need to make sure it is accurate; therefore, a historian must be hired who has the correct credentials.

Mr. Johnson request that any graphics be provided to the Commission as soon as it is readily available.

**5. Old Business**

**a. CLG Grant – Meeting with DHR Update**

Ms. Weaver stated that the application was sent in to DHR.

**b. Gas Holder Building**

A thread of emails was provided between Ms. Shank and Robert Seidman. Mr. Seidman had suggested some options that the Commission could look into for preservation of the Gas Holder Building via virtual tours and immersive tourism.

Members felt that Mr. Seidman had some great suggestions and appreciated him reaching out to staff and offering assistance to help write funding requests, if needed.

Councilor Herschlag stated that he feels this is worthwhile and should be considered. He asked if the Commission would like staff to reach out to Mr. Seidman.

Ms. Brooks stated that this could be an ongoing item on the agenda every month and if there was someone that was interested in assisting the City we could encourage that person to attend a meeting and comment. It would then be up to the Commission to decide to proceed or not.

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Councilor Herschlag moved to email a response to Mr. Seidman thanking him for reaching out to Staff with his suggestions. The Commission is very receptive to the ideas and looking forward to the additional information he may further find as he reaches out to his contacts he noted. We look forward to being able to keep the communication open. Seconded by Ms. Brooks. The motion passed unanimously.

Mr. Johnson stated that he was disappointed with the information that was received from the Liberty Utilities representatives for the back-up of the fees they provided last month. He stated that he would like to request Staff contact the representatives and ask for the information that makes up the proposed figures to do the various options of repairs and what is the detail of each option.

**c. Historic Photo Repository**

Mr. Woodfin stated that Flickr, the Commission's current photo repository, is no longer free. He noted that the Flickr link was sent to Mr. Fabian, Library Director, last month. He stated that the Commission should begin to plan to send pictures to the Library.

**d. Demolition Delay Ordinance**

Reminder - Work Session scheduled for February 12, 2019 at 4:30 p.m.

**6. Any other business to come before the Commission**

Ms. Brooks requested that an item "e" be added to the agenda for the Heritage Sign Program. She reviewed two sign applications for two condo units at 21 Summit Street and 85 Centre. The official copies were provided to staff.

Mr. Spain requested adding an item "f" to the agenda for Monuments and Granite Markers. He stated that he would like to contact former Chairman Phil Donovan for an up to date report of the monuments and granite markers. He added that he would also consider continuing to work on this project.

**a. Correspondence**

There was no new correspondence.

**b. Attendance at Next Meeting - March 7 meeting.**

**Adjournment**

There being no further business to come before the Commission, Ms. Brooks motioned to adjourn the meeting at 5:55 p.m. Mr. Spain seconded the motion. The motion passed unanimously.

Respectfully Submitted,  
Lisa Fellows-Weaver  
Administrative Specialist