

**HERITAGE COMMISSION**  
**Meeting Minutes**  
**September 5, 2019**

The Heritage Commission held its regular monthly meeting at Council Chambers, 41 Green Street, Concord, New Hampshire, on Thursday, September 5, 2019.

Attendees: Present at the meeting were Chair Richard Jaques, Vice-Chair Jim Spain, Councilor Allan Herschlag, Members Bob Johnson, Rich Woodfin, Bryant Tolles, Carol Durgy Brooks, and Alternate Mike Dunn.

Absent: Alternate Sarah Galligan

Staff: Heather Shank, City Planner  
Lisa Fellows-Weaver, Administrative Specialist

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

Chairman Jaques called the meeting to order at 4:33 p.m. and announced that Alternate member Mr. Dunn would not be a voting member for this meeting.

**2. Approval of Minutes**

Ms. Brooks moved to approve the minutes of August 1, 2019 as written. Mr. Spain seconded the motion. The motion passed 6/0/1. Mr. Johnson abstained as he was not at the meeting.

Mr. Johnson motioned to reconsider the July 11, 2019 minutes. Councilor Herschlag seconded the motion. The motion passed unanimously.

Mr. Johnson motioned to amend the July 11, 2019 minutes to omit the following *...in hopes to have a better mock up and until Council acts on this item*. Ms. Brooks seconded the motion. The motion passed unanimously.

**3. New Business – this item was moved to later in the meeting.**

**4. Demolition Review Committee – Bob Johnson**

Mr. Johnson provided a report on the recent activities of the Demolition Review Committee (DRC). He stated that the DRC addressed 132 Warren Street. It was determined that the building was of no significant architectural or historical value.

A discussion was held regarding the Beede House, which was torn down earlier today. Councilor Herschlag commented that it appeared there was some animosity with the neighbors and the Post. He stated that with a revised demolition delay ordinance there may have been a better outcome for the property.

Mr. Woodfin asked what the correct remedy would be as this item will continue to come up. He noted that he does not believe that the intent was not to save it; but at the end of day it is private property. He asked what the delay would do in this scenario other than just delay the process.

Councilor Herschlag replied that the delay would expand the time frame and allow more time for review of the properties history and review the process. Maybe sitting down with the owners and discuss options or look into alternatives or other opportunities.

Ms. Shank explained that to make a change, an ordinance would need to be presented to council. The Commission could also send a memo or letter to Council asking them to review the issue. It is unclear whether that would be a consent item or if a member would do a presentation.

Mr. Woodfin stated that he does not want it to appear to the public that the Heritage Commission is being an obstacle to development; however, he feels that it is time to do something. He suggested that language be drafted and that the Commission moves forward to present a change.

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**3. New Business**

**Steve Duprey, 20 South Main Street (former Families in Transition property)**

Steve Duprey gave a PowerPoint presentation reviewing the property at 20 South Main Street, which he owns and intends to develop in the future. He summarized the cost of renovating the building. He stated that he will be advertising the building for sale and has also looked into a potential move either off site or to the rear of the property. He stated that he will do everything he can to keep the house.

In addition, Mr. Duprey spoke about 10 Pleasant St. which is currently vacant. He stated that he may have a potential buyer for a professional office space. He noted that the lighting in this building is superb, the windows and exterior are both of historic values.

**5. Heritage Sign Program – Carol Brooks**

Ms. Brooks stated that no new sign applications have been received. The Heritage Commission Signs summaries for posting on the website were provided for review.

**6. Old Business**

**a. Sewall's Falls MoU** – no new information to report

**b. Abbott Village**

Councilor Herschlag referenced an email he requested to be sent out which included Planning Board minutes from 2005. He explained that based on the documents, it is clear to him, that the Abbott house would need to be renovated in its entirety. There was no set plan indicated as to how the interior would be finished; however, it was indicated that it would be finished as the materials state that all things that are necessary to insure a certificate of occupancy would be completed.

Ms. Shank stated that the issue has been provided to the legal department and a letter will be forthcoming clarifying what they are responsible for.

**c. Demolition Delay Ordinance**

Ms. Brooks will be scheduling a work session.

**d. Historic Photo Repository** - Nothing new to report

**e. Monuments & Granite Markers**

Mr. Spain stated that he is continuing to work on the project and is working to obtain information on new and relocated markers.

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

Next meeting is October 3, 2019.

**Adjournment**

There being no further business to come before the Commission, Ms. Brooks motioned to adjourn the meeting at 5:50 p.m. Mr. Spain seconded the motion. The motion passed unanimously.

Respectfully Submitted,  
Lisa Fellows-Weaver  
Administrative Specialist