

HERITAGE COMMISSION
Meeting Minutes
March 5, 2020

The Heritage Commission held its regular monthly meeting at Council Chambers, 41 Green Street, Concord, New Hampshire, on Thursday, March 5, 2020.

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

Absent:

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 4:34 p.m.

2. Approval of Minutes

Councilor Kretovic moved to approve the minutes of February 6, 2020, as written. Mr. Johnson seconded the motion. The motion passed unanimously.

3. New Business

a. Birchdale Road – MOA

Postponed to next month's meeting.

b. Sewall's Falls MoU – City Engineer David Cedarholm

Mr. Cedarholm provided the final version of the interpretive panel for the Sewall's Falls sign. Members were impressed and pleased; they felt it had been very well done.

c. Althea Barton – Kimball Jenkins, Inc.

Althea Barton representing the Kimball Jenkins, Inc., met with the Commission seeking support for restorations. Ms. Barton explained that an LCHiP grant was received for the restoration of the Victorian Mansion roof in December 2018. Repairs are scheduled to be in May. It has been noticed that the existing railings, which were not original to the building, are in very poor shape and impinging on the integrity of the roof leading to further damage. She stated that the roof is crucial to the health of the building. Additional discussion was held regarding the damage to the smaller roofs over the porches. Pictures were provided.

Ms. Barton explained that the process will remove the old copper and new copper will be installed. Preservation Consultant, Mark Hopkins, and roof expert Bill Ready, have both advised the railings be removed during the roof restoration process. At that time, the roof will be pitched to allow for the snow and water to slide off the roof instead of being trapped and leaking through the railing mounts.

Mr. Woodfin made a motion to allow Kimball Jenkins, Inc., to restore the roof back to the original structure. Ms. Brooks seconded the motion.

Mr. Woodfin asked if there would be any changes to the roof structure. Ms. Barton replied that there may be a few changes; within a few inches.

Mr. Woodfin amended the motion to approve the design changes to include the removal of the balustrades, allow for re-flashing, and to re-copper the roof as recommended by the restoration contractor. Ms. Brooks seconded the amendment. The motion passed unanimously.

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In addition, Ms. Barton noted that the North side porch, which has a small entry way and a small slate roof, is very weathered. It has also been recommended that the roof materials be changed from slate and covered over in copper.

Mr. Woodfin made a motion to approve the proposed change to allow the slate roof on the North side porch to be replaced with copper, in accordance with the recommendations of the preservation consultant. Councilor Kretovic seconded the motion. The motion passed unanimously.

Ms. Barton stated that the City will begin to address the drainage issues next week. She noted that the Kimball Jenkins Estate has been on the “7 To Save” list since 2013. The Estate will be the first historic resource to be removed from that list.

4. Demolition Review Committee – Bob Johnson

Mr. Johnson stated that no new demolition applications have been received.

5. Heritage Sign Program – Carol Brooks

Ms. Brooks stated that there are no new applications to report.

6. Old Business

a. Abbott Village

Ms. Shank provided an update relative to Abbott Village. She stated that the developer has received all Certificates of Occupancy allowed in accordance with the September Planning Board decision. The Planning Board placed a condition of approval requiring an acceptable plan for addressing the Abbott House be provided to the Board prior to release of any additional CO's or building permits. The applicant's proposal will be on the next Planning Board agenda, 3/18/20.

Ms. Shank explained that the developer would like to subdivide the house from the condominium property. She added that repair of the exterior of the house has occurred. A report from Steve Bedard has been received relative to the quality of the work, with recommendations for additional minor improvements to complete the work.

A discussion was held regarding the land. Concern was expressed should the house be subdivided then there would be no land left which would render the Abbott House useless as there would be no parking and no grounds. Ms. Shank stated that the proposal would need to go through the Planning Board process and meet all of the subdivision requirements.

b. Demolition Review Ordinance

Ms. Brooks stated that the committee recently held two work sessions, February 26 and March 4. No further revisions were made. Ms. Brooks stated that the group has not completed their discussions on the procedures or length of time. Councilor Kretovic asked whether the point of the ordinance was to delay demolition or to review applications. She expressed concern at the emphasis on delay both in discussion and in the reference to the “delay” ordinance. Ms. Shank noted that the term delay seems to have been carried over from previous staff and/or previous discussions and that the group could simply refer to it as the demolition review ordinance from here on out, consistent with the actual title in the code. Councilor Kretovic emphasized that the review process is intended to determine the asset's condition and report on the historic nature of the structure. Any recommendation is not intended to delay the process.

Councilor Kretovic also stressed that the ordinance should go to the City Solicitor. Ms. Brooks suggested that the sub-committee continue to work on the ordinance until they felt the proposal

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was completed. The document could then be presented to the Heritage Commission and then sent to the City Solicitor. Discussion ensued as to the approval process.

Mr. Johnson stated he is resigning as chairman of the Demolition Review Committee; however, would like to stay on the DRC until the end of his term in December and continue to contribute.

c. *Historic Photo Repository – Rich Woodfin*

Mr. Woodfin stated that Flickr is in the process of changing the account as well as the fees and that the Commission may need to come up with an alternative location for the images.

d. *Monuments & Granite Markers – Jim Spain*

Mr. Spain stated that he met with former Heritage Commission Chairman Phil Donovan who began the monument markers project. Mr. Spain shared a map of monuments with the GPS coordinates that Mr. Donovan had created. Ms. Shank stated that she would provide Mr. Spain and Mr. Dunn with the digital file if the City had it.

Ms. Brook stated that this and other historical data should be made available on the City's website.

7. Any other business to come before the Commission

a. *Correspondence* – none

b. *Attendance* - Next meeting is April 2, 2020.

c. *Other*

i. *Additional Agenda Items*

Councilor Kretovic suggested that two new items be added to the agenda, a comment/update item for both the Planning Board and for City Council, which would allow for anything relevant to the Heritage Commission to be addressed. She explained that there have been times when Council has had a 79E application for historic preservation and nothing was submitted from the Commission; it is important and relevant to have something on file from the Commission.

ii. *Heritage Commission Annual Summary*

Councilor Kretovic suggested the Heritage Commission provide an annual summary to Council. She stated that it is important to have the communications from the City's Commission and Boards.

Adjournment

There being no further business to come before the Commission, Mr. Woodfin motioned to adjourn the meeting. Mr. Spain seconded the motion. The motion passed unanimously at 5:45 p.m.

Respectfully Submitted,
Lisa Fellows-Weaver
Administrative Specialist