

HERITAGE COMMISSION
Meeting Minutes
March 2, 2023

The Heritage Commission held its regular monthly meeting at Council Chambers, 37 Green Street, Concord, New Hampshire, on Thursday, March 2nd, 2023.

Attendees: Chairman Richard Jaques, Vice-Chair Jim Spain, Councilor Jennifer Kretovic, Dr. Bryant Tolles Jr., Member Mike Dunn, and Alternate Althea Barton

Absent: Members Carol Durgy Brooks

Staff: Beth Fenstermacher, Assistant City Planner
Alicen Twardosky, Administrative Specialist

Public: Jennifer Goodman, NH Preservation Alliance

1. Call to Order and Seating of Alternates

The meeting was called to order by Chairman Jaques at 4:30 p.m.

Councilor Kretovic made a motion to seat Alternate Member Althea Barton, seconded by Mr. Spain. All in favor. The motion passed unanimously.

2. Approval of Minutes

Mr. Spain made a motion to approve the minutes from February 3, 2023, seconded by Mr. Dunn. Ms. Barton would like the minutes reworded under item 8D for clarification to read that the Gas Holder building incentive to preserve the site should read as “expected to cost less or equal to” rather than “costs less than.” All in favor. The motion passed unanimously.

3. New Business: Jennifer Goodman, NH Preservation Alliance (Seven to Save)

Councilor Kretovic spoke on behalf of the Commission in their desire to be proactive in the community to get people engaged in historic preservation and heritage, saving assets in the community. The Commission is hoping to create something in collaboration with the City’s upcoming Master Plan, adjusting the Heritage portion to reference a broader look at engaging kids in their neighborhoods and the community, and as a result, people taking ownership in its heritage preservation. This awareness and understanding could encourage the community to look at more than just downtown. Ms. Goodman suggested inserting topics into the Master Plan such as technical assistance that the City might provide in conjunction with the Heritage Commission, investment in historic resources, etc. We could mimic what the Preservation Alliance has as far as building broad support or dealing with youth programs. When the Alliance created their Seven to Save program, awards programs encouraged more engagement. She offered examples such as homeowner and rehabilitation awards. Ms. Goodman stressed communicating volunteer needs and duty specifications and what a beautiful heritage there is in the City. Chairman Jaques voiced the difficulty in picking just seven in NH and the possibility of using categories of projects being done, recognizing individuals and companies, getting the word out to encourage participation and making them a part of the story. Recognition was given to the need to manage relationships with property owners and having better luck talking with home owners than contractors. Chairman Jaques voiced concern over citizens simply not knowing what is available to them for preserving property. Mr. Spain added to this with noting the public’s unawareness of other aspects of preservation such as the cemetery. Ms. Goodman suggested the Commission work with the Historical Society. Councilor Kretovic stated the Concord Monitor would love to have material like this. Ms. Barton asked whether or not there should be an application process for the citizens to have a voice in who the “Seven to Save” or “Magnificent Ten” would be. Councilor Kretovic added the possibility of a selection committee to pick finalists and having a new list established every couple or few years. Ms. Barton piggy-backed on this suggesting

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the selection process be on a rolling basis rather than a “ten-and-done,” and getting the ball rolling in a small way with a few. Ms. Goodman cautioned regarding management of something like this, as vetting could pose more difficulty. Chairman Jaques suggested the possibility of coming up with an initial ten and then placing others on an honorable mention list. Ms. Goodman shared that one of their nomination protocols is to ask the applicant how they plan to leverage their nomination and advised us to, down the road, look back at accomplishments and get updates to share with the public. Ms. Goodman will provide some award information and Seven to Save materials. Ms. Fenstermacher encouraged the Commission to work with the City’s Public Information Officer (Stefanie Breton) to spread the word.

Ms. Barton, supported by the Commission, love the previously mentioned idea of a joint meeting with the Conservation Commission on a yearly basis, or at least once, finding advantages in it because they are parallel committees.

Ms. Fenstermacher let the Heritage Commission know they have a trust fund that they can utilize of \$23,000.00. Use of the funds would require vetting from the Council.

Ms. Goodman encouraged the Commission to shoot for a September launch.

4. Demolition Review Committee – Jim Spain

- a. Mr. Spain received an application yesterday for 89 Appleton Street (historic dairy barn, part of Potter estate). Mr. Spain will host an onsite meeting of the Demolition Review Board to tour the site (pending owner approval). Mr. Spain is shooting for Wednesday 3/8, mid-day. A specific time will be forthcoming. Mr. Spain will reach out to Tracey Hutton to post the public hearing notification as well as post a sign. Chairman Jaques voiced concern over opening it to the public onsite at that venue in case the attendees are many and want to walk the property as well. He suggested bringing the public meeting back to Council Chambers, limiting the exposure of foot traffic to only Commissioners. Mr. Dunn would like consideration taken of reusing the materials of the barn.
- b. The Heritage Commission does not currently have a packet to provide alternate option information to property owners who are seeking demolition. Ms. Barton offers to help put together a packet with these resources.

5. Heritage Sign Program – Carol Brooks

- a. Ms. Barton viewed the sign options on the wall in the Planning Office. She encouraged this be displayed in picture form or replicated in a more visible location such as the first floor of City Hall.

6. Planning Board Update – Beth Fenstermacher

- a. Ms. Fenstermacher clarified that nothing is being demolished on Stickney Ave. All the buildings are being repurposed.
- b. Mark Ciborowski presented his ideas regarding the property at 34-56 North Main Street, including removing the CVS building and the attached E & P Hotel building and building a new structure in its place.

7. Council Update – Councilor Kretovic

- a. Nothing new to report.

8. Old Business

- **Magnificent Ten**

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Chairman Jaques recognized he did not initiate a meeting time for the Magnificent Ten discussion but will do so soon. Committee liked the idea of recognizing those that do good work, possibly even with Mayor recognition. Ms. Barton likens the style of providing awareness of what is going on in the community to the “Hometown Heroes” section in the Concord Monitor. The Commission voiced the importance of defining the purpose and parameters of the application and preservation of property for the community. Ms. Barton shared that these stories also be stories that are “not as happy.”

- **Gas Holder Building**

Ms. Barton added the Commission members to a Gas Holder email distribution list. National Park Service has picked up the post the City did on this preservation process. A writer in the UK is going to mention the Concord Gas Holder Building in his article.

- **Website – Councilor Kretovic & Mike Dunn**

Mr. Dunn pulled in quite a few pictures. He will add more new images to the website for next month. Ms. Kretovic stated that we are not even close to using up the gigabytes on the website.

- **Monuments & Granite Markers – Jim Spain**

Mr. Spain referenced an article he put in the Concord Monitor titled “Hidden in Plain View,” that shed light on the granite markers around the City that we don’t see any longer because they become a part of our routine.

9. Any other business to come before the Commission

- **163 North State Street**

Ms. Fenstermacher shared that Ms. Hutton reached out the manager of the security company who oversees this property. The truck owner has been advised that any future trespassing would result in the truck being towed at the owner’s expense. Bob Nadeau (Code) will be keeping an eye on this. It is no longer being plowed to make it convenient.

- **Correspondence**

- **Attendance**

All plan to be in attendance.

At Ms. Barton’s request of anything further to share, Ms. Fenstermacher updated the Commission regarding the City’s hold of a conservation easement at Dimond Hill Farm. It is owned by an equity trust that is responsible for the property. NHPA fronted some money to get a new roof put on. They are currently doing a feasibility study to determine recommendations for successful operation of the farm in the future. This could mean the Trust sells their portion because they no longer want ownership. Who the Trust sells their portion to is up in the air pending recommendations from the feasibility study. Chairman Jacques requested updates on this property once the study is completed.

10. Adjournment

There being no further business to come before the Commission, there was a motion to adjourn by Chairman Jaques, seconded by Councilor Kretovic, which passed unanimously at 5:40 p.m.

Respectfully Submitted,

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Alicen Twardosky
Administrative Specialist II

Next meeting is being held on April 6th, 2023.