

**HERITAGE COMMISSION**  
**Meeting Minutes**  
**April 6, 2023**

The Heritage Commission held its regular monthly meeting at Council Chambers, 37 Green Street, Concord, New Hampshire, on Thursday, April 6<sup>th</sup>, 2023.

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

Absent: Members Mike Dunn and Carol Durgy Brooks

Staff: Heather Shank, City Planner  
Alicen Twardosky, Administrative Specialist

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

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

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

**2. Approval of Minutes**

Councilor Kretovic made a motion to approve the minutes from March 2, 2023, seconded by Vice-Chair Spain. All in favor. The motion passed unanimously.

**3. New Business**

Nothing new to report.

**4. Demolition Review Committee – Jim Spain**

- a. Mr. Spain concluded all site visits at 89 Appleton Street. Mr. Jaques updated that the barn is falling down; the eaves, roof, and main beams are rotted. The roof is falling in. The current owners moved in with the intention of keeping the barn. It is not safe and rebuilding is too expensive. The house renovation took up most of their time and money. Mr. Jaques spoke with them to encourage them to look into a preservation easement in an effort to give them time to obtain grant funding or rebuild. He also advised them to get in touch with the Preservation Alliance regarding saving the milking parlor. Chairman Jaques encouraged the owners to use the barn materials to rebuild the parlor and use it as living space.

The public hearing was held during a snow storm. No one from the public showed.

Chairman Jaques would like to see a procedure developed that allows postponement of hearings. This will be discussed at a future meeting.

Chairman Jaques cautioned against Heritage Commission's comments on Facebook and involvement with Conservation Commission or Demolition Review due to right-to-know laws, and asked that questions being answered regarding properties be limited because it requires a public meeting. Ms. Barton is a consultant for Preservation Alliance and feels it would be helpful for the owners to talk with them somehow.

- b. St. Paul's School (16 Dunbarton Rd.) This is a brick building dated back to the early 1900's by Dr. Tolles estimation. It was moved in 2010. There was a meeting held on April 6<sup>th</sup> that was attended well by representatives from Demolition Review Board, David Hall and Bob Nadeau (City of Concord), Mr. Russo as the construction manager, the pre-construction site manager, and St Paul's representatives, but not public. The purpose of the tear down is to rebuild a new welcome center. The Demo Committee feels this is a shame to get rid of. The Committee will hold a second meeting on April 25<sup>th</sup>, at 4:30 p.m. for the public, in Council Chambers. A final decision will be made and shared

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at that time. The Committee hopes Mr. Dunn can get inside to document the interior. Ms. Shank asked if there was discussion on alternate plans for this building. Vice-Chair stated that there was. He is also going to do research on the prior use of this building from a century ago. Ms. Shank stated that during a Development Team meeting, the owners were advised about the process and informed that the Committee would likely want to pursue alternatives.

The ordinance that is linked to the Demolition Review page is the old one. Ms. Shank will reach out to the City Clerk to address this. should be advised

The Committee asked that every public hearing for demolition review be put in the City Manager's Newsletter. Ms. Shank said she would inquire whether this is possible and the best way to accomplish it. Ms. Shank will reach out to see if the April 25<sup>th</sup> meeting can be included.

The Committee would like David Hall and/or Tracey Hutton to attend a meeting to review the procedures for demolition review. Ms. Shank will coordinate this. . It was noted that summaries of the DRC subcommittee site visits are posted on the City of Concord website on the Demolition Review Board page.

### 5. Planning Board Update – Heather Shank

- a. Ms. Shank shared that Christ the King is proposing to demolish the building that is fronting on State St. and build a new food pantry. They will be coming through demolition review at some point. .
- b. St. Paul's (please see above).

### 6. Council Update – Councilor Kretovic

- a. Councilor Kretovic shared that there is a Right to Know Public Information Meeting May 9<sup>th</sup> at 5:30 p.m. All members were encouraged to attend. Ms. Shank confirmed that the Commission had received her email with the details.

### 7. Old Business

- **Magnificent Ten**

Mr. Jaques created a questionnaire to evaluate when people are available using Survey Monkey. It will go out tonight.

- **Gas Holder Building**

Ms. Barton confirms that everyone is on the email distribution list for these updates. There will be an event at the Concord Historical Society on Apr 13<sup>th</sup> at 7p.m. at Kimball Jenkins. There will be a presentation on the history of the gas industry. Neil Proudman, President of Liberty-NH, will be there. Ms. Barton is moderating.

- **Website – Councilor Kretovic**

Mr. Dunn has been updating the website. Mr. Spain suggested visiting the website to see the work being put into it. Vice-Chair Spain would like someone to take a series of detailed pictures of Concord Coach #80, located in the Concord Group building to be included on the City website. Jeff Forrester currently has taken pictures. Within six months, two Coaches have come available. Members discussed possible locations for the two coaches. Ms. Shank mentioned that she thought Steve Duprey wanted to home a Coach in the Arts Alley building on the 5<sup>th</sup> floor. Chris Brown, NH Distributors, may be interested as well.

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

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Mr. Spain stated that he was just starting the season. He has nothing to report at the moment.

#### 8. Any other business to come before the Commission

- **Correspondence**

Ms. Barton mentioned there being a lot of discussion regarding the demolition of the Penacook Community Center. People recognize that it will be a beautiful asset, but is a hard change. Ms. Barton would like to see a tribute to the old building. Ms. Shank has asked what will happen with the benches; she will follow up again. Ms. Barton recommends reaching out to Cathy Furlong or Chris Demond regarding the benches. Vice-Chair Spain will also look into this tomorrow.

- **Attendance**

All present will be in attendance next month.

- **Right to Know Public Information Meeting**

Ms. Shank invited the Heritage Commission to attend on May 9<sup>th</sup> at 5:30 p.m. in the Auditorium.

#### 10. Adjournment

On a recommendation by Chairman Jaques, there was a motion to adjourn by Councilor Kretovic, seconded by Vice-Chair Spain, which passed unanimously at 5:46 p.m.

Respectfully Submitted,  
Alicen Twardosky  
Administrative Specialist II

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*Next meeting is being held on May 4<sup>th</sup>, 2023.*