

HERITAGE COMMISSION

Draft Minutes

January 8, 2009

The Heritage Commission held its regular monthly meeting in the City Council Chambers at 37 Green Street, Concord, New Hampshire, on Thursday, January 8, 2009, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:38 p.m.

Present at the meeting were Chairperson Philip Donovan, James McConaha, Bryant Tolles, Vice Chair Frederick Richards, Carol Durgy Brooks, Robert Johnson, Dr. Douglas Black, and Elizabeth Durfee Hengen, who arrived at 4:45 p.m. City Planner Douglas Woodward and Administrative Specialist Donna Muir were also present.

Absent from the meeting was Marilyn Fraser.

Chairperson Donovan elevated the alternate members to full member status for the meeting. Gerard Blanchette was introduced and welcomed as the Planning Board's new representative to the Heritage Commission.

2. Minutes of December 4, 2008:

The Commission considered the minutes of the December 4, 2008 Heritage Commission meeting. Mr. Johnson made a motion to accept the minutes as presented and Mr. McConaha seconded the motion. Chairperson Donovan asked if there was any discussion regarding the minutes. There was no other discussion. The motion to accept the minutes of the December 4, 2008 meeting passed unanimously.

3. New Business:

The Commission considered an application for a discretionary or "barn preservation" easement at 174 Little Pond Road from Katharyn Hok, who was present at the meeting, along with Ian Blackman, who restored the main barn on the property. Kathryn Temchack, the Director of Real Estate Assessment for the City of Concord was also present. Ms. Hok and Mr. Blackman provided an overview of the history of, and the recent renovations to, the main barn (structure A) and other related agricultural structures (structures B, C, & D) under consideration for the preservation easement.

The Commission decided to name the buildings in order to facilitate identification of each building during the discussions and the writing of the easement: Structure A – main barn; Structure B – shop; Structure C – milk shed; and Structure D – woodshed.

Questions were asked regarding the year of construction of the woodshed (structure D), which is believed to be more than 50 years old. The statutory (NH RSA 79-D) eligibility requirements, as defined by the NH Historic Agricultural Structures Advisory Committee, states that "Historic" shall mean agricultural structures which are at least 75 years of age. Exceptions may be made for newer structures if they are considered to be of exceptional significance or importance." A definite age for the woodshed (structure D) could not be determined, but it was agreed that the woodshed (structure D) had been built more than 50 years prior, as it was on the property when Ms.Hok bought the property 45 years ago.

Ms. Temchack stated that the land area to be included within the easement surrounding the barn and the other structures would need to be five to ten feet in width to ensure access to the buildings for repair and maintenance. The easement would also cover the ramps leading into the barn (structure A) from both the front and rear entrances.

[Carol Durgy Brooks left the meeting at 5:15 p.m.]

Much discussion was held regarding the inclusion of the barnyard area which is partially enclosed on three sides by the main barn (structure A), the shop (structure B), and the milk shed (structure C). It was agreed that the barnyard is not paved, nor is there any playground or patio on the land, or any other improvement that otherwise altered the character of the land. Chairman Donovan was concerned that if the barnyard land was included in the easement, the Heritage Commission would be setting a precedent to include land in other agricultural easements. In other instances, the Heritage Commission had not recommended that an easement be granted on adjacent land, but there had been conditions in the easement that the open space area had to be maintained and that a clear, unobstructed view of the barn and buildings would be preserved.

Some Commission members felt that the barnyard land should be included so as to maintain the integrity of the entire property. Ms. Temchack stated that it was also necessary to stay within the spirit of the statute.

Mr. Johnson made a motion to recommend that an agricultural easement be granted for the main barn (structure A), the shop (structure B), the milk shed (structure C), the ramp areas located in the front and rear of the main barn (structure A) and ten feet of land around each of the buildings for maintenance and repair to the buildings. The easement would also include the land within the barnyard. Mr. Richards seconded the motion.

It was agreed that the shop (structure B) looks newer and is not in keeping with the barn (structure A) and the milk shed (structure C). Ms. Temchack stated that a different percentage for the tax exemption could be used to offset the lesser significance of the shop (structure B).

It was also agreed that the reason for including the barnyard in the easement was because the barnyard area was integral to the functions of the buildings.

Chairman Donovan asked if there was any further discussion regarding the motion. There was no discussion. The motion to recommend the easement as stated above was passed unanimously.

[Fred Richards left the meeting at 5:50 p.m.]

Ms. Hok stated that she is hoping to renovate the shop (structure B) within the next few years. She was advised that she could then submit another application to the City of Concord. This could possibly change the percentage of the tax exemption received on the shop (structure B)

The Commission moved to the evaluation phase in recommending the easement to the City Council. The main barn (structure A) and the milk shed (structure C) were considered together, and the shop (structure B) was considered separately.

Main Barn (structure A) and milk shed (structure C)

Scenic Enjoyment	4
Historical Importance	3
Physical or Aesthetic Features	<u>4</u>
	11 = 70%

Shop (structure B)

Scenic Enjoyment	2
Historical Importance	2
Physical or Aesthetic Features	<u>1</u>
	5 = 40%

[Katharyn Hok, Ian Blackman, and Kathryn Temchack left the meeting at 6:10 p.m.]

4. Old Business:

- a. An informational copy of a request for project review by the NH Division of Historical Resources was received by the Heritage Commission, regarding a gas main on Dunbarton Road. Mr. Woodward stated that Dunbarton Road was formerly a City street, but was now St. Paul's School property. He thought that the reason the Heritage Commission received this informational copy was because the St. Paul's School campus was deemed potentially eligible for the National Register of Historic Places.
- b. Ms. Hengen stated that the Agricultural Resources Forum would have to be changed because she and Roger Hawk wanted to include a question and answer segment with barn expert, Steve Bedard as part of the agenda for the forum. Mr. Bedard would not be available for March 5, 2009, but would be available on either March 11, 2009, or March 12, 2009. Where March 12th is a Thursday evening, Mr. Woodward noted that it was a better choice for availability of the Council Chambers as well as less likely to conflict with other City meetings. The Planning Division will confirm the availability of the City Council Chambers for March 12th, with the meeting planned to run from 7 to 9 PM. Ms. Hengen said that she had spoken to Concord Monitor staff and they are primed to run some stories about the barns which are included in the Agricultural Survey. The stories about the barns would compliment other pieces that the Monitor is running in conjunction with their 200th anniversary celebration. Mr. Woodward agreed to help with the logistics

for the forum and will contact CCTV to discuss a live broadcast during the forum or having the program taped for future airing.

- c. Election of Officers: Chairperson Donovan turned the meeting over to Mr. Woodward to handle the election of a chair. Mr. Woodward opened nominations for the Chair of the Heritage Commission. A motion for Phil Donovan to continue as Chair was made and seconded. No further nominations were received. The nominations were closed. There was no further discussion. The motion was approved unanimously.

Chairperson Donovan opened nominations for the Vice Chair of the Heritage Commission. A motion for Fred Richards to continue as Vice Chair was made and seconded. No further nominations were received. The nominations were closed. There was no further discussion. The motion was approved unanimously.

- d. A brief discussion ensued regarding the request for the City to erect a sign commemorating James M. Langley. Dr. Black and Ms. Hengen will follow-up with William Upton to set up a meeting.
- e. Mr. McConaha stated that he had been in touch with Perry Brothers Monuments to see if they would be able to move the Isaac Hill monument from its current Loudon Road site to their business in order to have the monument cleaned and stored over the winter. Perry Brothers stated that they would do so, and that they had expressed their interest in helping the City of Concord in other ways as well. It was suggested that in light of the Concord Monitor's 200th anniversary celebration, the Monitor may be interested in helping with this endeavor as Isaac Hill is the founder of the Monitor's predecessor.

There was no further business or discussion. A motion was made and seconded at 6:31 p.m. to adjourn the meeting. The motion passed unanimously.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist
Planning Division