

**HERITAGE COMMISSION**  
**Meeting Minutes**  
**May 1, 2014**

The Heritage Commission held its regular monthly meeting in the City Council Chambers, City Hall Annex, 37 Green Street, Concord, New Hampshire, on Thursday, May 1, 2014, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

The Chair called the meeting to order at 4:30 p.m.

Present at the meeting were Chair Phil Donovan, and Members Carol Brooks, Robert Johnson, Richard Jaques, and Marilyn Fraser (alternate). City Planner Nancy Larson and Administrative Specialist Patricia Murray were also present.

2. Approval of Minutes of the April 3, 2014 meeting:

The Commission considered the minutes of the April 3, 2014 Heritage Commission Meeting.

Mr. Jaques moved to approve the April 3, 2014 minutes as written. Ms. Fraser seconded the motion and the motion passed unanimously.

3. New Business

a. Informal presentation of proposed interpretive sign by Elizabeth Hengen on behalf of Binnie Media.

Ms. Hengen was present to speak about a sign proposed for the grounds of the Walker School Building. The building is being converted into the media headquarters for Binnie Media. The building plan has gone through Division of Historical Resources review and because they felt the interior was not preserving the historical fabric, they requested some mitigation in the form of an interpretive sign on site. A pocket park will be going in the Southwest corner of the property, at North Main and Church Streets, and the plan is to install the interpretive sign there along with seating and landscaping. Ms. Hengen cannot be present at the June meeting when the sign application will be formally presented. The sign will be affixed to two 4' black posts and the sign panel will measure 2' by 1.5' angled at chest height. The sign will have information on the school history and on the innovative mechanical features that were present in the school. The sign will give a synopsis of the school's history and it ties to education in Concord. Ms. Hengen distributed the site plan. Mr. Johnson expressed concerns over the overall size of the sign and the size of the font, that it might be too small. Ms. Hengen said the intent is for the font size to be a comfortable size for easy reading. Ms. Brooks questioned whether Ms. Hengen considered going through the Heritage Sign Program. She stated this could come under the custom sign provision. Since the site is already on the register for National Historic Places, the paperwork would be minimal. Ms. Hengen asked if that would affect the materials used. Ms. Brooks said it would not. Ms. Hengen stated she would discuss with the property owner. Ms. Hengen stated the sign will be a smooth porcelain finish. A

discussion ensued about the changes to the interior of the building and the Commission expressed an interest in a tour of the building. Chairman Donovan thanked Ms. Hengen for her presentation and mentioned that he is impressed by the work done so far at the Walker School.

- b. Application by Concordia Lutheran Church, for property located at 211-215 North Main Street, requesting a Certificate of Approval in the Historic (HI) District, for the removal of clapboards on all elevations of the annex barn building (213 North Main Street) and the placement of new vinyl siding on said building. The new siding will be barn red in color and windows will be encased in white vinyl.**

Rev. Jonathan Hopkins, Concordia Lutheran Church, was present to speak to the application. He stated that the State Department of Health and Human Services, during a routine inspection of the child care facility on site, requested a lead test on the building located at 213 North Main St. The existing paint tested positive for lead, therefore it must be removed or encapsulated. The church received 3 bids ranging from \$17,000 to \$75,000. They would like to replace the clapboards with vinyl siding using the lowest bidder at \$17,000. Ms. Brooks inquired about past requests in the Historical District for vinyl siding. Chairman Donovan could only recall one request for vinyl siding on a garage which was denied. Ms. Brooks inquired about the visibility of the buildings from the road. Rev. Hopkins stated the entire building could be seen from the road. He also stated that there is tree coverage. Chairman Donovan stated that the challenge is that the building is in the Historic District and a way to preserve the historic character needs to be found. He stated that vinyl aluminum siding does not fit that criteria. Mr. Johnson questioned the differences in the bids. Rev. Hopkins stated that the bid for \$75,000 included removal of the existing clapboards, replacement of new clapboards and painting. He stated the \$17,000 bid includes the removal of the existing clapboards, installation of Tyvek insulation and vinyl siding. Rev. Hopkins stated that tearing the barn down would be considered before spending \$75,000. The Commission stated that he would still need approval from the Heritage Commission for demolition. Mr. Johnson noted that the clapboards look narrowly spaced and questioned the dimension of the replacement vinyl siding. He also asked if the Rev. had consulted with Thor and other ancestral gods for guidance as he thinks putting vinyl siding on the barn would be unacceptable to the heritage of Scandinavian buildings. The Rev. stated that they did consult with the gods and siding is fine with Him or Her. He also stated that Swedes did not build the building. Ms. Larson asked if the \$75,000 bid included residing with clapboards of the same dimensions as existing. Rev. Hopkins confirmed that the clapboards would be replaced but did not know if the reveal would change. Mr. Johnson inquired if the bids were from local contractors and Rev. Hopkins said they used the list of approved/certified contractors from the State. He believes they are from New Hampshire but is not sure if they are local to Concord. The bid for \$17,000 is from CK Landmark Construction.

Ms. Brooks stated that part of the process for approval is for the Commission to look at the building itself and gauge whether the existing clapboards are of historic size or if they were retrofitted, to look at how many sides of the building are visible from the street and to look at the final plan to have a sense as to what the final product would look like. She stated the importance of keeping the historic features around the doors and windows and questioned whether the doors, windows and hay loft would be retained. Rev. Hopkins stated that in discussion with the contractor it was stated that the replacement materials would be comparable to the existing. Discussion about the importance of keeping the same widths of the siding and trim boards ensued. Mr. Johnson inquired what would the building be replaced with if it were to be torn down. The Rev. stated that they have not thought that far ahead and their preference would be to not tear the building down. His main concerns are economics and the removal of the lead paint. He reiterated that the building is used by children and the lead paint is unsafe. More discussion about retaining the historic features and encapsulation ensued. The Commission stressed their willingness to reach a solution that all parties could accept. They would like to have Rev. Hopkins or a representative come back to the next meeting with more information including a schematic drawing with dimensions. Rev. Hopkins stated he has a June deadline with the State but he can request an extension. Rev. Hopkins is willing to return with the information requested at the June meeting. The application is continued until the June 5, 2014 meeting.

c. Update on CLG – Carriage House Study.

Ms. Larson stated that Mae Williams is presently on vacation. Mr. Henninger is reviewing the updates to the research. Ms. Williams should be available for the June meeting.

d. Report by Member Richards in regards to NH Division of Historical Resources study of demolition review.

Member Richards was absent.

e. Sewalls Falls Bridge reconstruction - project mitigation

Ms. Larson stated that the proposal will go to City Council in June for their consideration.

4. Regular business

a. Demolition Review – Committee Report

b. Heritage Sign Program

No update.

c. Update on Demolition Permit funding

No update.

5. Informational Items

None this month.

6. Any other business to come before the Commission

There being no further business to come before the Commission, Mr. Jaques moved to adjourn the meeting. Ms. Brooks seconded the motion and it passed unanimously.

Chair Donovan adjourned the meeting at 5:45 pm.

Respectfully Submitted,

Nancy Larson  
City Planner