

HERITAGE COMMISSION
Meeting Minutes
June 5, 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, June 5, 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, Fred Richards, Bryant Tolles, Councilor Stephen Shurtleff and John Regan. City Planner Nancy Larson and Administrative Specialist Patricia Murray were also present.

2. Approval of Minutes of the May 1, 2014 meeting:

The Commission considered the minutes of the May 1, 2014 Heritage Commission Meeting.

Mr. Johnson moved to approve the May 1, 2014 minutes as written. Ms. Brooks seconded the motion and the motion passed unanimously.

3. New Business

- a. **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. (Continued from May 1, 2014)**

The Chair opened the public hearing.

Chris Maurer, Church Council and Property Committee, and Bill Hauser, Property Committee, Concordia Lutheran Church were present to discuss the application.

Chair Donovan gave an overview of the project stating that Rev. Jonathan Hopkins was present at the May 1, 2014 meeting and the Commission had questions that he could not answer so the Commission requested that a representative be present at the June meeting to discuss more definitively.

Mr. Maurer handed out additional information which included a satellite view of the property, a street view of the property, a building layout, and a comparison of

clapboard to proposed siding. Mr. Maurer stated that the annex barn is located approximately 35 yards back from the street. Mr. Maurer stated that when they approached the project they looked at it in two ways; the first consideration was a complete removal of the clapboards and a re-facing, re-painting of new clapboards and the second consideration was vinyl siding. The vinyl siding solution was chosen due to financial constraints. The quote for replacement clapboards was \$48,600 and the quote for vinyl was \$18,000 with both including the lead removal. For perspective purposes the maintenance budget for the church is \$13,000 yearly.

Mr. Maurer explained that the vinyl siding would be similar in size to the existing clapboards being 4". He stated that the existing clapboards consistently range from 3.5" to 4"; while the majority is 4". He reiterated the importance of properly removing the lead that is present and stated that they felt the installation of vinyl siding would satisfy that need as well as accurately retaining the scheme and color of the other buildings and would keep costs down.

Dr. Tolles inquired when the barn was constructed. Mr. Maurer stated this was not documented but when the building was inspected records indicated 1969 but it is possible that it is older than that; some parishioners remember the building being there before 1969.

Mr. Richards asked if the principal difference in quotes is the removal and disposal of the existing clapboards. Mr. Maurer stated the clapboards would be removed in both cases and the biggest issue was the difference in labor of hanging vinyl siding versus priming, painting and installing wood clapboards.

Discussion regarding the windows, trim, fascia, and barn door ensued. Mr. Maurer stated the windows will stay white using an aluminum wrap, the clapboards and the corners will be barn red vinyl, and fascia and soffit will be barn red aluminum wrap. Ms. Brooks inquired about the hay loft door. Mr. Maurer stated the plan was to install siding over the hay loft door which is located in the rear of the building.

Mr. Richards explained the charge of the Heritage Commission and its regulations. He reiterated that the Commission will work to find a reasonable solution that works with the reality of the times.

Ms. Larson questioned the size of the trim stating that typically a very narrow trim piece is used. Mr. Maurer will follow up on her request. Chair Donovan questioned whether wood could be used for the trim. He also questioned what was staying and what was not going to remain on the building. He is wondering if the building could go back to original if the proposed vinyl was removed. Mr. Maurer stated that the clapboards, including the corners, need to be removed due to their condition; rotting, etc. They would be replaced with a wrap, insulation and vinyl siding or with rigid foam and new clapboards. Doors and windows and

wood trim will all remain. They would be wrapped in aluminum trim and the hay loft door, which contains lead, would be covered.

Mr. Richards noted he would look to find the nomination papers declaring the history of the site with summaries of each building. He also stated that any materials installed less than 50 years ago would not be considered historic and would actually detract from the historic integrity and the concern would be only for original/historic elements of the building such as the hay loft door. He reiterated that the Commission is sympathetic to cost and is willing to work with the applicant to find the best solution for all.

Mr. Regan inquired as to a timeframe. Mr. Maurer responded “before the snow flies” but expressed the need to act on this. Mr. Johnson inquired about the possibility of demolishing the annex barn. Mr. Maurer replied that the building is used daily and demolition is not their intent. Chair Donovan also stated that he was unsure if the side that is not visible from the street could have a different solution than the 3 other sides. He also stated that vinyl siding is usually not appropriate for the district and the Commission has to be aware of setting precedence. Chair Donovan called for a summary of the Commission’s concerns.

Summary of Concerns:

- Commission to find the age of the building and its historic use by locating the nomination papers.
- Applicant to request 2 more quotes for clapboard replacement since the vast disparity between the quotes.
- Applicant to supply the Commission with a detailed sketch or written documentation of the proposed work including sizes and specifications of all replacement materials.
- Commission to schedule a site walk prior to the next meeting (July 10, 2014) with the applicant that will be publically noticed if a quorum of the Commission is interested in viewing the site.
- Applicant to propose a solution to retain the hay loft door.
- Applicant to propose a solution to the aluminum wrapped trim as it is not preferred or recommended.

Mr. Richards made a motion to continue the application to the July 10, 2014 Heritage Commission meeting. The meeting will take place at 4:30pm in the City Council Chambers, 36 Green Street, Concord, NH. Ms. Brooks seconded the motion. Motion carried unanimously.

- b. Application by Binnie Media, for property located at 4 Church Street, requesting a Certificate of Approval in the Historic (HI) District to erect a Heritage Commission prototype interpretive sign in the southwest corner of the lot within the newly constructed pocket park. The sign will be custom sized at 24” x 21.46”.**

Chair Donovan stated that the Commission will be discussing only the erecting of the sign today. The Heritage Sign Program will be charged with the approval of the text engraved on the sign. After questions from the Commission, Chair Donovan stated that the text on the sign does not have to be part of the public hearing.

The Chair opened the public hearing.

Matt Mayberry, Binnie Media, was present to discuss the application. Mr. Mayberry reported that Ms. Liz Hengen was present at the May 1, 2014 Heritage commission meeting at which she discussed a sign proposed for the grounds of the Walker School Building within the newly developed pocket park. In response to Mr. Richards question about where specifically the sign will be, Mr. Mayberry replied that the sign will be located between Church St (on left) and Bouton Street (on right) at the forward left corner in the memorial garden. Mr. Mayberry stated Mr. Binnie felt this was a good location as it does not conflict with the State sign on the other corner and is a pedestrian friendly site.

Mr. Johnson expressed concern regarding the strength of the 2.5” diameter aluminum pipes proposed and suggested using granite posts or something similar to the State sign. Mr. Mayberry was willing to bring the suggestion back to Mr. Binnie. Ms. Brooks asked if the aluminum pipe is a consistent material for that area. Mr. Mayberry stated that it is a consistent material and that the State sign is a steel post. Mr. Mayberry replied that the intent was to have the pipe fade into the background hence the diameter and the black color of the pipe.

The Chair asked if members of the public had any comments or questions on the application. There being no comments from the members of the public, the Chair closed the public hearing.

Mr. Johnson made a motion to approve the application by Binnie Media, for property located at 4 Church Street, requesting a Certificate of Approval in the Historic (HI) District to erect a Heritage Commission prototype interpretive sign in the southwest corner of the lot within the newly constructed pocket park with the understanding that the text on the sign will be approved separately by the Heritage Sign Program. Mr. Jaques seconded the motion. Motion carried unanimously.

- c. **Review of Preliminary Results of the “Survey of Historic Carriage Houses and Urban Barns within Concord’s West End Neighborhood”.** Mae Williams, Historic Consultant, will be present to discuss the study results. Enclosed is a summary of the inventory forms available on the following website <https://www.dropbox.com/sh/5vgsnys8nhhmuma/fjwnoVIhBO>.
- d. Ms. Mae Williams, Christopher Williams Architecture, was present. She presented the Commission with a slide show of her findings. Her entire findings can be viewed at <https://www.dropbox.com/sh/5vgsnys8nhhmuma/fjwnoVIhBO>.

- e. Report by Member Richards in regards to NH Division of Historical Resources study of demolition review.
No update.

4. Regular business

- a. Demolition Review – Committee Report
No update.
- b. Heritage Sign Program
Ms. Brooks reported the application by Binnie Media. She will let the commission know the outcome.
- 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. Dr. Tolles seconded the motion and it passed unanimously.

Chair Donovan adjourned the meeting at 6:10 pm.

Respectfully Submitted,

Nancy Larson
City Planner