

**HERITAGE COMMISSION
Meeting Minutes
February 4, 2016**

The Heritage Commission held its regular monthly meeting in the City Council Chambers, City Hall Annex, 37 Green Street, Concord, New Hampshire, on Thursday, February 4, 2016, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

The Chair called the meeting to order at 4:44 p.m.

Present at the meeting were Chair Phil Donovan, and Members Richard Jaques, Dr. Bryant Tolles, Robert Johnson, and Fred Richards. City Planner Nancy Larson (arrived at 4:52 PM) and (temporary) Planning Division Administrative Specialist Kate Kindel were also present.

2. Approval of Minutes of January 7, 2016:

Mr. Jacques moved to approve the January 7, 2016 Minutes as written; Dr. Tolles seconded the motion; it was unanimously passed.

Ms. Larson's arrival was delayed, so Chair Donovan re-ordered the agenda, next addressing **Item #4c**.

4. Regular Business

c. Demolition Review – Committee Report

Mr. Richards initiated a discussion of the proposed demolition of the house at 12-14 Washington St. in Penacook. Mr. Richards proposed "Adaptive Re-Use," as an alternative. The barn and adjacent duplex were originally designed by noted local surveyor Daniel Beede. Mr. Richards was of the opinion that it would be "a shame" to tear down a locally historic and significant structure. Mr. Jacques said that it has been vacant for over 4-5 months, and that it is owned by the American Legion. He has also had a walk-through with the Historical Society. Mr. Richards stated that he doubts that the American Legion will build a structure of much value in its place, and that he was dubious that they are "historically-minded." He observed that it is a relatively large lot; and asked why the original building could not be preserved, and another building added next to it to satisfy the Legion's needs. The American Legion's intent is to build a large event hall. Mr. Johnson asked if the structures were sound, which Mr. Jacques verified. Mr. Richards emphasized that a Demolition Review Hearing and tour date with the Historical Society must be scheduled. He will contact Craig Walker, and believes that a public hearing should be held. Could the Preservation Alliance help with rendering some alternative plans?

Also discussed was a single-story building on Village St. next to the Woodlawn Cemetery; Mr. Donovan said that he has yet to receive a notice from the contractor with regard to its possible demolition.

3. New Business

a. Election of Officers

Chair Donovan recused himself, and passed leadership of the election of the Chair to Ms. Larson.

• Chair

Mr. Richards nominated Mr. Donovan. Ms. Larson seconded the motion; there were no further nominations; and it was passed unanimously. Mr. Donovan noted that he has held this position since 2007. He then re-instated himself as chairman of the meeting.

- **Vice-Chair**

Mr. Jacques nominated Mr. Richards. Dr. Tolles seconded the motion; there were no further nominations; it was unanimously passed.

3. b. CLG Grant follow-up

- **Invitation and Grant Deadline**

Ms. Larson reported that the CLG invitations from the NH Division of Historical Resources will go out in February, with a May grant deadline. Ms. Larson invited Nadine Peterson, Preservation Planner for the NH Division of Historical Resources, to attend the March Heritage Commission meeting, to discuss ideas for the next grant. Ms. Peterson gladly accepted the invitation.

- **Ideas for next grant**

Ms. Larson mentioned conducting another Barn study as recommended by CLG consultant Mae Williams that might focus on a different part of the city. Or, re-visit last year's study, and go into more depth with input from former property owners, and seek follow-up information on current property conditions.

Mr. Richards thought a study of the many classic duplex-style homes in Concord might be in order. Is this a style unique to Concord, he wondered. Chair Donovan remarked that this could be thought of in terms of a "pre-emptive demolition defense," and that it might be invaluable to have an inventory of these prototypical Concord buildings.

4. d. Update on Demolition Permit Funding

Ms. Larson will be requesting approval to expend \$5,000 from the Trust Fund at the City Council meeting on March 14. This may be a two month process. She will send out an agenda notice to Heritage Commission members in advance. Ms. Larson and Chair Donovan arrived at this amount based on preliminary estimates. There are currently 25 properties that need to be catalogued and indexed. She is also requesting \$1,500 in the FY 17 Heritage Commission budget to establish an account from which future properties (approximately 8 per year) can be photo-documented. Ms. Larson hopes that this amount may increase incrementally over the next several years, so as to help build up the account, and has hopes that this may become a recurring budget item.

With regard to the Demolition Delay Ordinance, Ms. Larson is in the process of putting together a report for the City Council, and has invited Craig Walker to be in attendance for the upcoming meeting.

5. Informational Items

Chair Donovan needs to talk with the Mayor with regard to the Gas House project. Mr. Johnson inquired as to the progress on the Courthouse building. Although this might be late in coming, he wondered if the Heritage Commission might send a letter to the State Superior Court.

6. Any other business to come before the Commission

There being no further business to come before the Commission, Chairman Donovan adjourned the meeting at 5:21 pm.

Respectfully Submitted,
Nancy Larson
City Planner