

**HERITAGE COMMISSION
Meeting Minutes - draft
November 6, 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, November 6, 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, Richard Jaques, Robert Johnson (excused 5:52), John Regan, Fred Richards (4:37), and Councilor Shurtleff. City Planner Nancy Larson and Administrative Specialist Patricia Murray were also present.

2. Approval of Minutes of the September 4, 2014 and October 2, 2014 meetings:

The Commission considered the minutes of the September 4, 2014 and October 2, 2014 Heritage Commission Meeting.

Mr. Johnson moved to approve the September 4, 2014 minutes as written. Mr. Jaques seconded the motion and the motion passed unanimously.

Mr. Shurtleff moved to approve the October 2, 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 November 6, 2014)**

The Chair re-opened the public hearing. Rev. Jonathan Hopkins, Christopher Maurer, and Larry Johansen, Concordia Lutheran Church, were present to speak to the application. Mr. Maurer gave a brief recap of the application and a history of the building. The property consists of a church, the annex, and a parsonage. The application refers to the annex building. The annex houses a daycare and was discovered, by state inspection, to contain lead paint on the exterior of the building. 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. Mr. Maurer stated the building is an old barn and believes the barn was not original to that location. He believes the parsonage, home and barn were moved there at an unknown date. The annex building is a post and beam building and based on saw cuts dates somewhere in the 1850s.

Mr. Maurer stated the annex is set back from the curb by 35 yards. Due to the elevation of the street the building is about 15 to 20 feet below the street and is shrouded by vegetation. He feels that visibility is not an issue. He stated the parsonage building is currently vinyl sided. The neighbor across the street is also vinyl sided. Mr. Maurer stated they went back to their contractor base and asked for revisions based on the feedback received from the Heritage Commission. Specifically the concerns were around the look of the building and many of the aspects of it. Two key areas of concern noted by the Commission were the windows at the apex, which will now be retained along with the trim which will be replaced with PVC board and secondly the corner boards which be replaced with 10 inch PVC to replicate existing. All other windows are standard and fascia and soffit will be aluminum wrapped. They would like to proceed with vinyl siding due to the cost factor, low maintenance and keeping a consistent look with the parsonage and the general area. Mr. Maurer also stated they received quotes for replacing the clapboards with cedar. The most competitive quote for vinyl is \$17,800.00 and the most competitive for cedar is \$35,500.00. The biggest challenge for the church is financial. He also stated that all existing clapboards would be removed in both cases and all trim would be removed and replaced with painted 10 inch PVC.

Mr. Richards spoke about the two barn windows (stall windows) that he would like preserved. Mr. Maurer agreed.

Ms. Brooks asked about the preservation of the hayloft door. Mr. Maurer stated they would leave it in place and cover it with the vinyl siding for a continuous look.

Mr. Richards asked about eave moldings and soffit boards. Mr. Maurer replied that those would be covered in painted red aluminum but the wood would be left in place. Mr. Richards expressed the need to preserve the character defining features of the building and stated red wrapped aluminum will not be sufficient. He stated that his advice was to replace in kind and aluminum wrapped cornice molding is not in kind replacement. Discussion ensued about the materials proposed for use on the soffits and moldings.

Mr. Shurtleff moved to approve the 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 as submitted with the following conditions:

- the roofline trim will be replaced in kind with PVC on all four sides of the building; any open returns will remain,
- vertical corner boards and trim boards along soffit will be replaced in kind with PVC,
- the two gable end windows on second story will maintain existing look and have trim replaced in kind with PVC, and horse stall windows will have PVC trim replicating the current shape and dimension; remaining window trim will be wrapped in aluminum
- small square window on east side will be aluminum wrapped,
- frieze board along bottom of building may be removed and replaced with vinyl siding,
- existing white doors (south and west side) will not change
- oversized wood door will be replaced in kind,
- sliding barn door will remain as is,
- hayloft door (west side) will be covered in vinyl but left intact underneath.

- Since the Commission's intent is to maintain the appearance of the existing conditions, any trim, features or other materials removed will be replaced with new materials of same shape and dimensions unless expressly approved by the Commission.

Mr. Richards seconded the motion. The motion passed unanimously.

Aside: Ms. Brooks asked if there is a file of approvals in the Historic District and if there is an inventory of projects. Mr. Richards replied that there are no inventories. Discussion ensued about the possibility and necessity of building an inventory.

4. Regular business

a. Demolition Review – Committee Report

- An application to demolish the barn at Trinity Baptist church on Clinton Street is pending. The barn is located on the soccer fields which they would like to extend.
- An application to demolish a 1940's three room camp building located on Bog Road is pending.
- Public hearing regarding 11 Blake Street. Chair Donovan explained the role of the Demolition Review Committee in answer to a question of why the Heritage Commission was present if they do not have a vote. He stated that the Demolition Review Committee has the authority and the Heritage Commission does not. He wants to make sure all members of the Heritage Commission are involved in the process because they look for alternatives to demolition and it's important for Commission members to come to the public hearings and have input. Ms. Brooks asked if it was state law or city ordinance that the Demolition Review Committee has this authority. She feels the impact of the hearing is diminished by not allowing the Heritage Commission members a vote after they have given input. Mr. Richards stated there is state enabling legislation which allows each community to set their own ordinance and he stated it is a city ordinance under the Code Administration. Mr. Richards will check the legislation to determine if the state enabling system restricts it to a sub-committee of the Commission and if membership is limited to three. Mr. Shurtleff stated it's a question of amending the city ordinance. Ms. Larson stated she would check with the City Solicitor's office.

b. Heritage Sign Program

No update.

c. Update on Demolition Permit funding

No update.

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

No update.

5. Informational Items

a. Status of the Gasholder building roof repairs.
Chair Donovan stated there is now a covering on the roof.

b. Report on CAMP workshop.

Chair Donovan and Mr. Richards attended. Attendance was required by the State.

c. Invitation to consult on the NH Historical Society's Project to preserve its Humanities Collections. Covers the installation of heating system upgrades. The Commission felt it not necessary to consult.

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. Mr. Richards seconded the motion and the motion passed unanimously.

Chair Donovan adjourned the meeting at 6:06 pm.

Respectfully Submitted,

Nancy Larson
City Planner

DRAFT