

HERITAGE COMMISSION
Meeting Minutes
July 7, 2022 - DRAFT

The Heritage Commission held its regular monthly meeting at Council Chambers, 37 Green Street, Concord, New Hampshire, on Thursday, July 7, 2022.

Attendees: Chair Richard Jaques, Vice-Chair Jim Spain, Councilor Jennifer Kretovic, Members Dr. Bryant Tolles Jr., Alternate Mike Dunn, and Alternate Althea Barton.

Absent: Carol Durgy Brooks,

Staff: Heather Shank, City Planner
Lisa Fellows-Weaver, Administrative Specialist

1. Call to Order and Seating of Alternates

The meeting was called to order by Chair Jaques at 4:30 p.m.

Mr. Spain made a motion to seat Alternate Members Dunn and Barton to the Commission for this meeting. Councilor Kretovic seconded the motion. The motion passed unanimously.

2. Approval of Minutes

Councilor Kretovic made a motion to approve the minutes of June 2, 2022, as written. Ms. Barton seconded the motion. The motion passed; Mr. Spain abstained as he was not at the June meeting.

3. New Business

• ***Discretionary Preservation Easement Application – 184 Lake View Drive***

Kathy Temchack, Director of Real Estate Assessment, and Michael Mandile, City Appraiser, met with the Commission for the preservation easement application for 184 Lake View Drive, along with Applicants Donald Floyd and Sally Atwater.

Ms. Temchack provided an overview of the property, sharing many pictures of the property and barn that incorporate how the structure is a public benefit and meets the RSA 79-D:3 requirements. She stated that the timber framed barn was constructed in 1869 and is a part of the Daniel Abbot House. There is a steel roof and concrete block foundation. The barn has its original layout and the owners have been able to maintain many of the older features as seen with the center-aisle plank boards, which show the impressions of the horseshoes with ice cleat markings. There is also the horse stalls, tack and feed rooms, and the tie-stall area for the cows. Pictures also showed the second floor being used for storage and the third level haymow with a trap door. She noted that the owners have replaced the lofts' dry rotted floor joists and floorboards. They now use the barn for storage and artifacts from the house. She added that the owners provided an extensive amount of information about the property, which has been included in the application packet. She referenced the scenic and historical values of the property as well as the history and census records from the late 1800's.

Ms. Atwater noted the birth records of three calves that had been written on a barn board in one of the pictures.

Ms. Temchack stated that the total easement area is 4,063 feet, which includes the land under the barn, plus 10 feet along all sides of the barn, as well as the 25' x 17' ramp, which will continue to allow for access necessary for the use, maintenance, and function of the barn.

Mr. Spain commended the owners on the beautiful job they have done; it has been well preserved. Chairman Jaques added that there has been a lot of work done in the barn and it has been done to period work and done well.

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A discussion was held regarding the process and ranking. Ms. Temchack explained that the process was developed in 2004 when City Council asked her and the Heritage Commission to review the Preservation Easement applications and suggest what rankings should be for the exemption. She stated that the Commission reviews the materials provided and determines a rank for each category then she provides the ranking information in a report to City Council who then determine the final exemption percentage after a public hearing.

Ms. Temchack shared her opinion that the Scenic Enjoyment is not quite as high due to the fact that the barn is behind house and not as visible as some other barns located along the roads. The Historical Importance is outstanding; it is all noted in the extensive documentation provided which is excellent. With regard to the aesthetic features of the barn, they are very good and look very similar as to when the barn was built in 1869.

Councilor Kretovic noted that the accessibility of the scenic view depends on which direction you are coming from. She noted that it is not as readily seen from one direction, yet is seen easily from the other and the sign out front is the indicator that this is a historic house. She added that the other two elements rank very high.

Members provided comments relative to their ranking choice; overall, the Commission gave an average total of 4 for each of the three categories for a total of 12, which is deemed to be “Outstanding” with an exemption rate at 75%. Members all agreed that with the approval of the easement, it is protecting the property, which is deemed to be an asset to the City of Concord.

Councilor Kretovic made a motion to recommend granting an exemption rate of 75% for the Discretionary Preservation Easement Application for 184 Lake View Drive, which is based on the ranking determined by the Commission. Mr. Jaques seconded the motion. The motion passed unanimously.

- ***Discretionary Preservation Easement Application – 35 Mountain Road***

Kathy Temchack, Director of Real Estate Assessment, and Michael Mandile, City Appraiser, met with the Commission for the preservation easement application for 35 Mountain Road, along with Applicant Keith Curley.

Ms. Temchack provided an overview of the property and explained how the application meets the RSA 79-D:3 requirements. She stated that this property is unique from others that have been before the Commission. She explained that this property is more specific to the Historical Importance of the former residents; it is a circa 1869 constructed home and attached barn, which contribute to the early village characteristics of East Concord Village. However, this property is most known as the home that Stiles Bridges lived in during his campaigns for NH Governor and US Senate seat. In 1934, Bridges was elected Governor, and, at that time, he was the nation’s youngest governor. He only served one term as governor and was elected to the US Senate in 1936. He was also a candidate for the Republican nomination for the Presidency, in 1940. In addition, he was known to be one of the most influential US Senators of the New Deal and post WWII eras.

Ms. Temchack stated that Mr. Bridges resided in the home from 1933-1946. At this time, the barn has the original wide floor boards, two horse stalls with demising walls and door, an area for hay, as well as the chute from the hay loft to the stalls below. The land easement area is 4,069 square feet including the sloped grade transition necessary for horses to access the field below.

Pictures were provided and reviewed. Ms. Temchack referenced an earlier picture indicating that after 1934 a second window has been replaced with an additional door. She noted that there have been some additional changes made to the exterior as well.

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Councilor Kretovic commented on the beautiful work that has been done and added that she appreciates the efforts that have been done to preserve the structure.

Councilor Kretovic left the meeting at 5:08 p.m.

Chairman Jaques asked about the siding of the barn. Mr. Curley explained that the siding is clapboards and T-111. He added that there is some siding that is wavy; it is all pressed wood.

Mr. Spain commented that the structure is beautiful and it blends into the environment. He added that it is commendable to preserve the house.

Mr. Dunn asked if there were any plans to convert the barn into living space. Mr. Curley replied no.

Mr. Tolles asked if there were any architectural drawings of the original structure. Ms. Temchack explained that her office did considerable research regarding the barn; there was not much available. She stated that they were able to find out a lot about the ownership and the life of Stiles Bridges living there. She noted that they did look into the census records as well, to no avail.

Ms. Barton commented that it does make sense to not find much about the architecture as it is not any grand architecture; however, the historic prominence is significant to the City, State, as well as nationally.

Ms. Temchack commented that there is a lot of traffic in this location. She stated that an average passerby most likely has no idea that this is a barn. She stated that her perspective is that it can be seen; however, she is not sure it is appreciated and would base the Scenic Enjoyment as a 3. Ms. Barton asked about the foliage around the property. Ms. Temchack showed a picture depicting much tree coverage and foliage; there is not the same exposure from the street for this barn and other barns granted the preservation easement have had much more visible exposure from the street additionally this barn does not have the typical barn type features found in the others.

Ms. Temchack commented that she would categorize the physical and aesthetic features as a 3, due to the fact that the historical integrity is not the same as it was initially as there is now an additional door and with the removal of the windows and the increase in size of at least one other window.

Mr. Spain asked if there is any type of signage indicating that this was the Stiles Bridges residence. Mr. Curley replied no, and added that this would be something that they could pursue. The Heritage Commission Sign Program was referenced and Mr. Curley stated that he would check into that option.

Ms. Barton stated that it does not look like a typical barn; however, the barn would be more visible during the winter months. Chairman Jaques agreed with Ms. Barton and added that it actually does look like a barn as the windows are not a typical house style. He added that it is viewable, or at least a portion of it is to passersby.

Overall, members felt that the Scenic Enjoyment and Historical Importance categories would both be a 4; Outstanding. With regard to the physical and aesthetic features, members also felt that the barn was a 4; Outstanding.

Ms. Barton commented that although the barn has been altered, the new door fits well as do the size of the windows and there is no impact to any view. Ms. Temchack commented that there is no record of when the changes after 1934 photos.

Overall, the Commission gave an average total of 4 for each category for a total of 12, which is deemed to be "Outstanding" with an exemption rate at 75%. Members all agreed that with the

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approval of the easement, it is protecting the property, which is deemed to be an asset to the City of Concord.

Mr. Spain made a motion to recommend granting an exemption rate of 75% for the Discretionary Preservation Easement Application for 35 Mountain Road, which is based on the ranking determined by the Commission. Mr. Tolles seconded the motion. The motion passed unanimously.

Ms. Barton asked what restrictions are in place with the approved easements. Ms. Temchack explained that the barns will need to remain structurally, as seen. any improvements done must be to maintain the structure and must be historically accurate to the period of the time built. The statute is to encourage owners to maintain the barns by offering a tax benefit and the savings should be used to restore and maintain the integrity of the property so it can continue to be enjoyed by the public. This is specific to the outside of the structure, including the land. She noted that there are penalties for not honoring the easement.

- ***Heritage Trust & Magnificent Ten***

Mr. Jaques will send out a poll for work session dates for further discussions and goal setting.

4. Demolition Review Committee – Jim Spain

Mr. Spain stated that there has not been any new activity for the Committee for the month of June.

5. Heritage Sign Program

Ms. Weaver noted that there have been some recent inquiries relative to the sign program. It was suggested that the sign program continue to be publicized in the City Manager's Newsletter, on Facebook, and noted on the City's website, quarterly.

6. Planning Board Update – Heather Shank

Ms. Shank stated that there have not been any projects before the Planning Board with historic resources.

7. Council Update – Councilor Kretovic

Councilor Kretovic had left the meeting.

8. Old Business

- **Gas Holder Building**

Ms. Barton provided an update on the Gas Holder building. She stated the work continues and they expect to be done with interior scaffolding on the steel beams soon. The structural support for the roof rafters is being built now on the inside. The next phase is stabilization and repairs. There is still work to be done to the building. She explained a model of how the gas holder worked and it was on display at their table at Market Days; it was well received and was very successful.

- **Website – Councilor Kretovic & Mike Dunn**

Mr. Dunn stated that the work on the website continues.

- **Monuments & Granite Markers – Jim Spain**

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Mr. Spain stated that the research continues. He noted that there is a tree consuming a marker and asked to whom he should reach out to so this can be addressed. Ms. Shank stated that she would look into this if he sent her the location of the tree.

9. Any other business to come before the Commission

a. Correspondence – Kimball Jenkins Mural

Correspondence was received from the Kimball Jenkins Executive Director Julianne Gadoury relative to the design and implementation of a mural on the cement 393 highway barrier, which abuts the Kimball Jenkins' property. The barrier, which is on State property, is not visible to N. Main Street only minimally visible from the beginning of the street at the intersection of 393. An MOU with the State of NH has been established.

Images were provided to show similar work of the artist and the mural location.

A discussion was held reading the need for permits of a Certificate of Approval for a mural/artwork. Ms. Shank stated that she would check into this to determine if any permitting would be required.

10. Adjournment

There being no further business to come before the Commission, Mr. Spain made a motion to adjourn at 6:07 p.m. Mr. Dunn seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Lisa Fellows-Weaver
Administrative Specialist