

CITY OF LACONIA HERITAGE COMMISSION

Wednesday January 11th, 2023 - 5:00 PM
City Hall - Armand A. Bolduc City Council Chamber
AGENDA

1. Call to order
2. Salute to the flag
3. Roll call
4. Recording secretary
 - 4.I. Yanis Banks, Code Enforcement Secretary
5. Staff in attendance
 - 5.I. Yanis Banks, Code Secretary
6. Acceptance of Minutes from previous meeting
 - 6.I. 5:00 P.M. October 12th, 2022 Minutes
10/12/2022 Draft Minutes

Documents:

[OCTOBER 12 MINUTES.PDF](#)

7. City Council Liaison Report
8. Planning Board update
9. New business
 - 9.I. 5:00 P.M. 112 Prescott Ave

Documents:

[DEMO APP 112 PRESCOTT AVE.PDF](#)

- 9.I.I. 119 Leighton Ave

Documents:

[119 LEIGHTON AVE DEMO APP.PDF](#)

- 9.I.I.I. State School Sale
 - 9.I.I.I.I. NH Preservation Alliance Seven to Save
 - 9.I.I.I.II. Archaeological Survey at Weirs
10. Old business

10.I. 5:00 P.M. Letter from Andrew Cushing

Documents:

[LETTER FROM ANDREW CUSHING.PDF](#)

11. Public comment

12. Other business

12.I. Election of Officers

13. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.

CITY OF LACONIA HERITAGE COMMISSION

5:00 PM City Hall - Armand A. Bolduc City Council Chamber
Draft Minutes

10/12/2022 - Minutes

1. Call to order

Chair Jane Whitehead called the meeting to order at 5:00 PM

2. Salute to the flag

Chair J. Whitehead led the pledge of allegiance

3. Roll call

Members present: Mark Haynes, Marjorie Wilkinson, Scott Ringer, Jane Whitehead

Absent: Lois Kessin, Catherine Tokarz

4. Recording secretary

4.1. Recording Secretary

Yanis Banks Code Secretary

5. Staff in attendance

5.1. Staff and Attendance

Dean Trefethen Director of Planning & Development

6. Acceptance of Minutes from previous meeting

6.1. Acceptance of Minutes September 14

Acceptance of September 14 Minutes

7. City Council Liaison Report

Nothing to report.

However, Mark Haynes stated he received correspondence regarding Gold St. Mark brought up concerns from citizen Joyce Donohue about the property. Jane mentioned Joyce decided not to proceed further after communication with Tara Shore. Scott Everette received a letter from Tara, and he responded back to her. He was aware of the historic importance of the property and he would investigate further but he was traveling at the time.

Mark Haynes also mentioned he was briefed last night about the State School as well as the rest of the

board members. Jane Whitehead referred to the email she received from Director of Planning & Development Dean Trefethen which it read that there will be a meeting held on Wednesday at 7:00 PM here at City Hall.

7.I. New City Manager Kirk Beattie assumed his new position on October 3rd.

7.II. New Laconia Fire Chief Timothy Joubert will start on October 24th.

8. Planning Board update

Dean Trefethen discussed things are busy we have some projects underway that have been approved and will start construction soon. The Gardens at Endicott is underway. A check was received today from Brady Sullivan as first part of their payment for the Langley Cove Project. It is estimated to start this fall more realistically spring. Dean Trefethen mentioned a lot of activity in the City, Planning Team is busy.

9. New business

191 Wentworth Cove Rd Building A

191 Wentworth Cove Rd Building B

249 Court St

263 Court St

267 Court St

9.I. 191 Wentworth Cove Rd Building A

Contractor Jason Bean clarified there are two cottages. Cottage A is closest to the water and Cottage B is behind it. Both cottages are very similar in appearance, and he also stated an asbestos inspection was conducted. One of the buildings is from the 1950's and the other one from 1932. Both cottages are in rough shape they aren't winterized and are rotten. Cottage A had no asbestos found however Cottage B had little in the window sashes and a small section under the roof. The intent is to build a single-family home.

Scott Ringer started the motion to approve demo permit for 191 Wentworth Cove Rd Buildings A & B. Marjorie Wilkinson seconded. All voted in favor.

9.II. 191 Wentworth Cove Rd Building B

9.III. Demo Applications

Brandon Boyer introduced himself as representative for Belknap County Community Rentals. 249 Court St is not habitable and there is a bad homelessness problem. In fact there has been one for the past 3 years and they go into the property and destroy it. Building holds no historical value, rough shape inside he suggested most people would be scared to go in. There is paper all over the place, feces on the walls and many more vandalism. Police has been called to the property multiple times and they have asked if the building can be demolished sooner.

263 Court St is currently a multifamily, asbestos shingles on it, vinyl siding, the building it's what used to be Bobs Lock & Key. Jane Whitehead asked for the age of the buildings. Brandon Boyer stated 249 Court St is from 1900, 263 Court St is early 1838 and 267 Court St is 1900. Mark Haynes asked Dean Trefethen if there was a demo application permit last year for one of the buildings. Dean Trefethen responded it was for 249 Court St submitted by a different contractor and demo application was never approved. This demo applications presented are by a different applicant/owner. Dean Trefethen

presented Jane Whitehead with copies of the plans which included the lot with all three buildings. Jane Whitehead asked the Representative if this is what he is proposing to put up. He responded yes, that is the first round regular. Marjorie asked what type of building it will be and he responded mixed used. Two Commercial spaces at the bottom and 44 units on the top. We have applied for the Work Force Housing grant that was recently passed. Our goal is to use some of these units as apartments that are rent locked to incentivize the workforce housing in the area. Mark Haynes raised concerns about the soil, he asked Dean Trefethen if there had been a soil test performed. He responded not at this time, but something may need to be done. The concern is that the soil may have been contaminated because its adjacent to were Rips Auto used to be and Stafford Oil did their expansion last year. Mark Haynes asked if they had gone to the Planning Board yet. Dean responded they had for the conceptual but waiting for the actual site plans. He mentioned they are in the works as they have also applied for various state programs for the affordable housing and the demolition assistance and some other. Brandon Boyer dove right in after Dean and stated one of those programs would benefit the City as it pays out \$10,000 per unit from what profit they bring in. Mr. Boyer said they are still working through several details and noting is set in stone at this time.

Jane Whitehead discussed that her concerns are whether there is any historical significance that the Heritage Commission would want to preserve since that is what they are there for. Brandon mentioned there are some beams that look like they may have historical value however he is unsure. They could just have been added for aesthetics purposes as they do look very nice, if that is the case he spoke about having them repurposed inside the building. Jane requested if he could take pictures of those details inside the building that holds historical value so we could store them into our records drive.

Marjorie made a motion to accept the demo applications for 249 Court St, 263 Court St & 267 Court St. Scott Ringer seconded. All voted in favor.

10. Old business

10.I. Introduction of Andrew Cushing, Field Representative of the NH Preservation Alliance

10.II. Election of Officers

Jane Whitehead asked for it to be moved to the next meeting. Dean Trefethen affirmed to move it to next month's meeting.

11. Public comment

12. Other business

Jane reminded everyone of the NH Preservation Alliance's Seven to Save event coming up on the 18. Andrew Cushing Community Preservation Services Manager asked for us to sign up online so they can keep an accurate head count. Andrew also submitted a letter to Jane with some information regarding funding for the Heritage Commission. Jane has asked for it to be added to next meeting Agenda.

Catherine Tokarz had asked for updates on the Goss Reading Room at previous meeting. There are no new updates on it currently. Scott Ringer mentioned he didn't know that it had been closed and he would love to go inside of it at some point.

Jane said there are no new updates on the Folsom-Batchelder House. Scot Ringer said it is gone and Marjorie confirmed it. Jane Whitehead mentioned there was no regard for its historical value since the building is gone and hopefully the owner can add a plaque to preserve that history for our City. Mark Haynes asked Dean Trefethen if there is a way to prevent future old buildings that hold historical significance from been demolished. Dean responded that at this time the city ordinance has steps you go through, but the reality is there is not much we can do if the owner decides not to cooperative. He also stated he has reached out to the City's Legal Council to see if we can strengthen our ordinance. Dean said he will follow

up with the Legal Team.

Marjorie asked if there was anything happening at Water St. She read an article in the paper. Dean mentioned that the Water Street Café has been approved for their project. Owner is targeting to start next year he is unsure if he will wait until end of summer. Restaurant building will be torn down to replace it with a new one. He intends to move the restaurant to another location from what he had heard.

- 12.I. The NH Preservation Alliance's Seven to Save event, which will be held in the Belknap Mill on the 18th
 - 12.II. Goss reading room, update on who closed it.
 - 12.III. Update on the Folsom-Batchelder house.
13. Adjournment

Scott Ringer made a motion to adjourn and Marjorie seconded. All voted in favor.

DRAFT

DEMOLITION PERMIT Application

DATE: 12-27-2022

Laconia Code Enforcement Department
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1920

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: <u>112 Prescott Ave. Laconia NH 03246</u>	SQUARE FOOTAGE of STRUCTURE <u>1,589 SF</u>
OWNER'S NAME & MAILING ADDRESS: <u>Zeke Alenick</u> <u>Tiffany Moore</u> <u>15 Country Rte 48 Thompson Ridge, NY</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: <u>845-866-3599</u> <u>10983</u>	VALUE: <u>\$150,000</u>
SCOPE OF WORK: <u>The demolition of existing dwelling - the intent is to build new</u> <u>Pinetreebuilders1@gmail.com</u>	

CONTRACTOR'S NAME: <u>David Page</u> <u>Pine tree Builders</u>	CONTRACTOR'S TELEPHONE NO: <u>603-520-8933</u>
CONTRACTOR'S ADDRESS: <u>35 Country side Drive Gilford, NH 03249</u>	

FORMER USE OF BUILDING

ONE/TWO FAM. MULTI-FAM. COMMERCIAL STORE OTHER

APPROXIMATE START DATE: Feb APPROXIMATE FINISH DATE: Feb

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



DEMOLITION PERMIT Application

DATE: 1/4/2023

Laconia Code Enforcement Department
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1953

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: 119 Leighton Avenue South	SQUARE FOOTAGE of STRUCTURE 1,235
OWNER'S NAME & MAILING ADDRESS: Sandra & Pascual Laguerre 83 Bush Hill Road Hudson, NH 03051	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
OWNER'S TEL. NO: 603-521-2372	VALUE: \$113,300
SCOPE OF WORK: Completely remove entire structure. Currently a 3 season with no heat source, outdated wiring, single paneled doors and windows and no insulation. 3 separate contractors have determined it is not reasonable to modify the existing structure to make it a full time primary residence.	
CONTRACTOR'S NAME: Scott Compton	CONTRACTOR'S TELEPHONE NO: 603-279-1029
CONTRACTOR'S ADDRESS: 22 Eaton Avenue, Meredith, NH 03253	

FORMER USE OF BUILDING

ONE/TWO FAM. MULTI-FAM. COMMERCIAL STORAGE OTHER

APPROXIMATE START DATE: Oct 2023 **APPROXIMATE FINISH DATE:** June 2024

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



Hi Jane,

A long overdue follow-up to our conversation about Heritage Funds.

I read the RSAs and talked with some other HC chairs around the state. Some towns have gone to town meeting/city council, but the consensus is that you don't have to. You can speak with the city manager and treasurer to set up a non-lapsing account.

674:44-d Appropriations Authorized. –

I. A town or city, having established a heritage commission under this subdivision, may appropriate money as deemed necessary to carry out its purposes. The whole or any part of money so appropriated in any year and any gifts of money received pursuant to RSA 674:44-b shall be placed in a heritage fund and allowed to accumulate from year to year. Money may be expended from such fund by the heritage commission for its purposes without further approval of the local legislative body.

II. The town treasurer, pursuant to RSA 41:29, shall have custody of all moneys in the heritage fund and shall pay out the same only upon order of the heritage commission. The disbursement of heritage funds shall be authorized by a majority of the heritage commission. Prior to the use of such funds for the purchase of any interest in real property, the heritage commission shall hold a public hearing with notice in accordance with RSA 675:7.

When it comes to seeding/funding the account, answers are all over the place. Most towns' Heritage Funds are small potatoes, tapped for paying a clerk or matching survey money. Funding comes from the municipal budget, donations, earned income (sales of merchandise, etc.), and in the case of Center Harbor - a portion of all land use change taxes.

It wasn't clear what Laconia charges for demolition permits. It seems like there is a possibility that a percentage of demolition fees could go to the Heritage Fund. I'm reaching out to towns/cities with demolition review ordinances to find out. I'm talking with Manchester tonight.

With a heritage fund, you could buy properties or easements. Wakefield has probably done the most with their heritage fund, using it to step in and acquire at-risk properties. That said, their model goes much further than most in the state and the buildings often become museums. That part probably/definitely isn't right for Laconia. [Home \(historicwakefieldnh.com\)](http://www.historicwakefieldnh.com)

Stratham has also used their fund to purchase easements on various properties. They have an FAQ here: [heritage preservation fund summary.pdf \(strathamnh.gov\)](#)

More soon!

Andrew

Andrew Cushing

Community Preservation Services Manager

NH Preservation Alliance

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