

CITY OF LACONIA HERITAGE COMMISSION

Wednesday, January 14, 2026 - 4:00 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
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
- 6.I. November 12, 2025 Draft Meeting Minutes

Documents:

[NOVEMBER 12, 2025 DRAFT MEETING MINUTES.PDF](#)

7. City Council Liaison Report
8. Planning Board update
9. New business
- 9.I. 148 Channel Lane Demo Permit Application

Documents:

[148 CHANNEL LANE DEMO PERMIT APPLICATION.PDF](#)  
[148 CHANNEL LANE TAX CARD.PDF](#)

9.I.I. 21 FORE STREET DEMO PERMIT APPLICATION

Documents:

[21 FORE STREET DEMO PERMIT APPLICATION.PDF](#)  
[21 FORE STREET TAX CARD.PDF](#)

9.I.I.I. 9 NORTH STREET DEMO PERMIT APPLICATION

Documents:

[9 NORTH STREET DEMO PERMIT APPLICATION.PDF](#)  
[9 NORTH STREET TAX CARD.PDF](#)

10. Old business
11. Public comment

12. Other business

12.I. NH Preservation Alliance

12.I.I. Laconia Historical Museum Society

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) 527-1293 at least 72 hours in advance so that the City can make any necessary arrangements.

## DRAFT MINUTES – NOVEMBER 12, 2025 MEETING

### 1. **CALL TO ORDER**

Chair Marjory Wilkinson called the meeting to order at 4:01PM.

### 2. **SALUTE TO THE FLAG**

Chair Marjory Wilkinson led the Pledge of Allegiance.

### 3. **ROLL CALL**

Members present: Chair Marjory Wilkinson, Vice Chair Scott Ringer, Councilor Mark Haynes, Lois Kessin, Jane Whitehead

Members absent: None

### 4. **RECORDING SECRETARY**

Jennifer Place

### 5. **STAFF IN ATTENDANCE**

Joseph Gray, Code Enforcement Director

### 6. **ACCEPTANCE OF MINUTES FROM PREVIOUS MEETING**

Lois Kessin noted the misspelled word “imminent” on page 6 and said it should be “eminent”. Mark Haynes made a motion to accept the minutes as corrected. Lois Kessin seconded the motion. All members voted in favor.

### 7. **CITY COUNCIL LIAISON REPORT**

Mark Haynes said he didn't really have anything other than Pumpkin Fest and elections. Jane Whitehead asked if Mark was going to say something about Pumpkin Fest. Mark said there was a follow-up report on Monday night and from all reports, there were probably 20,000 people in attendance and it was very successful. Mark said a lot of the vendors want to come back and they're already asking questions about next year. Mark said there will be changes for 2026, but noted it's still early and the committee is getting together to figure out what they can do better. Chair Marjory Wilkinson asked if the city will be sponsoring the event again next year. Mark said they would be. Chair Marjory Wilkinson said she thought Amy and Parks and Recreation did a great job. Lois Kessin said Nancy Brown and Joia Hughes also put in a lot of hard work. Recording secretary Jennifer Place said the Planning Department had a lot to do with it and worked hard as well.

### 8. **PLANNING BOARD UPDATE**

No members of the Planning Board were present. Chair Marjory Wilkinson asked Joe Grey if he had any updates from TRC (Technical Review Committee). Joe said he had no updates and there were no future demolition permits mentioned at the last meeting.

### 9. **NEW BUSINESS**

#### 9.1. **809-817 ENDICOTT STREET NORTH DEMO PERMIT APPLICATION**

Travis Williams represented the property. Travis said he didn't really know what the Commission wanted him to present. He said his business partner told him to come to the meeting and listen. He asked members to tell him what information they were looking for and he'd provide it. Chair Marjory Wilkinson said she believed this building was a former antique place. Travis said yes, it was formerly known as Paws Antiques. Marjory asked if they were planning on taking down the main building. Travis said it was his understanding that they were taking down all the buildings, including several outbuildings. Recording secretary Jennifer Place told Travis that each building requires a separate permit. Chair Marjory Wilkinson asked about the outbuilding with the stone façade. Travis said the data he has indicates it was built in 1970. Marjory asked if the Commission voted on the demo permit, would it be just for the main building. Recording secretary Jennifer Place said the application states

809-817 Endicott Street North. Jennifer said it made more sense to vote on all the structures since Travis was before the Commission tonight. Jennifer said it would be a technicality to have him come back for small outbuildings. Marjory said she was concerned about the age of the stone-faced structure. Jennifer said all outbuildings are listed on the tax card with a built date of 1970. Travis Williams said the outbuilding with the fireplace is the one referenced on the tax card. Vice Chair Scott Ringer asked Jennifer if there are additional buildings, do they need additional permits. Jennifer said yes, the application states, "Each building requires a separate application." Jennifer said she didn't realize there was more than one building. Scott asked what kind of structure the outbuilding was and if it was significant. Chair Marjory Wilkinson said she found photos online and said the outbuilding looked as if it was from the 1800's. Marjory said the building had two rocking chairs inside and a table. It was set up like an antique shop. Lois Kessin asked if this was the tiny building on the right. Travis Williams said yes. Marjory asked if this building was attached to the main building. Travis said no. Vice Chair Scott Ringer said he didn't see anything significant about the building. Vice Chair Scott Ringer made a motion to approve the demolition permit. Lois Kessin seconded the motion. All members voted in favor. Travis asked Jennifer Place if he needed to fill out another permit application for the smaller building. Jennifer said she'd take care of it and would email Jerry Milligan tomorrow.

**9.11. 55 EASTMAN SHORE ROAD SOUTH DEMO PERMIT APPLICATION**

Jeremy Martin of Lakes Region Design Group represented the property. Jeremy had a foam board with several photos that he displayed for members to see. Jeremy said they planned to tear down the home for their client. The owners have lived in the home for about four years. Jeremy said it was a seasonal camp on post and piers originally and sometime in the 1950's it was aluminum sided and there's textured T-111 behind that. Jeremy said the attic has asbestos and the ceiling tiles are similar to the ones in the Council Chambers. The foundation was concrete block because the structure was on ledge. The foundation is now falling down the hill because it's sliding across the ledge and the deck is ripping off. The best part about the home was the metal roof and Vermont Salvage is coming to take the roof panels and some of the cabinets. Travis said the home is not well insulated and the water pump in the basement is rusted. The home currently runs off lake water as its main source of water. The home is 2" X 4" construction with vinyl windows. Lois Kessin said when she drove by it appeared to have a garage near the road with an apartment above it. When I was there, there was another garage. It looked like it also had a compartment on top of it. Jeremy said that garage was staying. Chair Marjory Wilkinson noted the inside had wood paneling. Vice Chair Scott Ringer said it was a beautiful location. Marjory noted the lot was about three quarters of an acre. Jeremy said the lot is nice, other than it being all ledge. Lois Kessin said it was "old Winnisquam" where they all grew up. Chair Marjory Wilkinson said the house next door is much newer. Jane Whitehead asked if the owners were planning on rebuilding. Jeremy said yes, it will be an "L" shaped house and will be pretty stunning for Lake Winnisquam. Marjory said that's to compete with the house next door. Jeremy said it won't be that big and the owners are from Nashua, NH and want to live there full-time. Lois Kessin made a motion to approve the demolition permit. Jane Whitehead seconded the motion. All members voted in favor. Jeremy asked Jennifer if that's all he had to do and Jennifer said she'd email him with the next steps of the demolition permit process.

**10. OLD BUSINESS**

**11. PUBLIC COMMENT**

No members of the public were present.

**12. OTHER BUSINESS**

Vice Chair Scott Ringer asked if the Old Prescott Hill Road property had come down yet. Chair Marjory Wilkinson asked recording secretary Jennifer Place if she'd like to share the news. Jennifer said Kevin Morrisette was in the office earlier this week and they found someone to take the barn down. Marjory told Jennifer Mae Williams was involved in the project. Vice Chair Scott Ringer said he thought they should advertise that.

Marjory said this was an “old business” issue and noted she was in the office earlier that afternoon and asked Jennifer to complete the requisition to renew their membership to the New Hampshire Preservation Alliance. Marjory said the current budget has \$3,980.09 and the renewal is \$70. Jennifer said the renewal is \$60. Jennifer said one thing to consider is the Commission could save \$10 by having all publications and emails sent to the Heritage Commission’s email account with the city and she could forward everything to members. Jennifer noted that she already forwards all emails and publications. She could continue doing that and save them \$10.

Chair Marjory Wilkinson said she hadn’t had a chance to follow up with Michael Flaherty from the Taylor Home regarding a site visit. Lois Kessin said it was depressing driving out of the Taylor Home and seeing the empty lot. Marjory said she agrees and saw it yesterday for the first time, because she was avoiding the area. Lois said her friends at the Taylor Home are upset about it too. Marjory said she was sorry to see the remaining hedge that was between the parking lot and the next building that was for sale. Recording secretary Jennifer Place asked if they took the hedge down and noted that Marjory specifically asked about the hedges at the meeting where the demolition permit was approved. Marjory said the hedge is there, but all the leaves are gone. Lois Kessin said the red house next door is for sale. Jane Whitehead said they should have put up more of a fight for that building (referring to 460 Union Avenue). Vice Chair Scott Ringer said the Commission held them up as long as they could and wasn’t sure what more they could do. Jane Whitehead said it could give them a bad name in the community. Lois Kessin said they should have had a city meeting. Chair Marjory Wilkinson said every meeting they have is a public meeting. Lois Kessin said all of a sudden it was a done deal, and people were coming up to her saying “What?” Vice Chair Scott Ringer asked Lois if she meant they should have taken the issue to City Council. Lois said yes. Chair Marjory Wilkinson said the application needed to go to Planning after they approved it.

Chair Marjory Wilkinson said the Commission should think about publicizing the barn that’s been dismantled and moved. Marjory asked recording secretary Jennifer Place if the entire barn had been moved or if certain beams were taken. Jennifer said she didn’t know and offered to contact Kevin Morrisette for an update.

Vice Chair Scott Ringer asked Marjory if she wanted to talk about the Historic District Commission. Marjory said she talked to Rob Mora this afternoon he’s had conversations with Tyler Carmichael, Joe Gray and Kirk Beattie. Marjory said Rob asked Jennifer to email Heritage Commission members to see if there were three members who would be willing to join the Historic District Commission. Jennifer said Rob originally asked for three members to volunteer, but now only needs two. Marjory said the Historic District Commission doesn’t have a quorum right now and there are only two members on it: Charlie St. Clair and Mark Haynes. Marjory noted that St. Joseph’s church is back on the market for sale. Marjory said the building is in the Historic District, but that’s not a guarantee. Marjory said they don’t currently have a quorum and Rob is looking for new members. Marjory said the volunteers can legally be a member of the Heritage Commission and a separate member of the Historic District Commission. Marjory said she volunteered to join the Historic District Commission. Lois Kessin asked if the Commission could go a whole year without having a meeting. Jane Whitehead said she thought the Commission was considering adding other areas of town to the Historic District. Marjory said that process will involve the Planning Department and the new Master Plan, which could take about a year or two. Marjory noted how limited the current Historic District is. Marjory said as members of the Heritage Commission they fall under the Code Enforcement Department. The Historic District Commission will fall under the Planning Department. Vice Chair Scott Ringer said that was interesting and asked if the Heritage Commission will continue to meet to take care of demolition permits. Lois Kessin asked if the Planning Board members will be different once the new mayor and new council members take office. Recording secretary Jennifer Place said she could not answer that question. Scott Ringer said as a member of the Human Relations Committee, they will need to be vetted again. Marjory asked if that was because those members were appointed by the mayor. Scott Ringer said if the Human Relations Committee becomes a permanent committee and not a mere special committee,

all nine members will have to go in front of City Council. Mark Haynes agreed but added members must first go through the Appointments Committee who recommends members to the Council. Mark said members don't have to physically appear before the Council. Lois Kessin said she had to physically appear when she joined the Heritage Commission. Scott Ringer said they changed the process about a year or two ago. Mark Haynes said as of the first of the year, committee assignments will be different. Mark said he may not be on some of the committees he's currently on. Chair Marjory Wilkinson said she thought Charlie St. Clair was already on the Historic District Commission. Mark Haynes said he was and it's because he's on the Planning Board. Recording secretary Jennifer Place said Charlie is currently taking a leave of absence from the Planning Board to act as interim Mayor. Mark Haynes said he is appointed by the Council, so once there are new committee assignments, the Heritage Commission might have a different council member. Vice Chair Scott Ringer said that was interesting. Chair Marjory Wilkinson said there were no community members or volunteers on the Historic District Commission and wondered if that's why Rob Mora asked for volunteers from the Heritage Commission. Jane Whitehead asked if there were volunteers on it before. Marjory said there were. Jennifer Place said when members join the Planning Board, they have terms, just like the Heritage Commission. Jennifer said she didn't think the Planning Board members would change as of January 1<sup>st</sup>. Vice Chair Scott Ringer said the City can't afford to make many changes, considering how many boards and commissions are hurting for people right now. Lois Kessin said it's a thankless job in a lot of cases. Scott Ringer said the Heritage Commission has it easy because they don't have to deal with public comment and noted at the last few Human Relations Committee meetings the public comment has gotten pretty bad, to the point it's belligerent and people are screaming at us. Chair Marjory Wilkinson asked if it was always the same group of people. Scott Ringer said at the last few meetings it has been the same group. Scott said people in the audience are taking out their phones and recording members of the committee while smiling. Lois Kessin said that must make Scott feel warm and fuzzy inside. Scott Ringer said it doesn't make him feel safe. Scott said there are some pretty vocal people out there. Mark Haynes told Scott that at the last Council meeting, there was a patrol officer in the chamber. Scott said it needs to happen, especially when there's considerable public input, an officer needs to be an option. Mark Haynes said an officer is definitely needed for the Human Relations Committee. Scott Ringer said he was going to bring that up to Patrick Wood. Mark said he agreed. Mark said he's theory is, the minute you see a uniform and a badge, you suddenly sit on your courage. Lois Kessin said tonight's meeting should be interesting. Scott Ringer agreed and said he's seen all the FaceBook comments about the meeting and there's a call to arms, actually. Chair Marjory Wilkinson asked if the moderator was Patrick Wood. Mark Haynes said he was. Scott Ringer said he had a feeling the meeting will be very well attended and people are not going to be polite. Scott said he hoped they could limit the public comments to two or three minutes at most. Mark Haynes said it's up to the Chair to control the meeting. Scott Ringer said that was a whole different issue. Mark Haynes said if the public knows they can take an inch, they'll take a mile. Chair Marjory Wilkinson asked if the meeting was going to be recorded. Scott said it will be broadcast by a Lakes Region company. Lois Kessin asked Jennifer Place if this meeting was still being recorded. Jennifer said yes, because it hasn't been adjourned yet. Vice Chair Scott Ringer asked Jennifer Place if the Heritage Commission meetings were broadcast to YouTube. Jennifer said they are not and if they want them to be, they can take a vote on it. Jennifer said she records them to help her prepare the minutes. The meeting is recorded on the U: drive and the public doesn't have access to that drive. Scott Ringer said the reason he was asking is because he noticed comments on FaceBook about the Harris Family Furniture store being demolished. Several people mentioned they wanted to see the meetings on YouTube. Chair Marjory Wilkinson said she prefers not to broadcast them. Lois Kessin said she doesn't want to broadcast them either.

## 12.1. **RECOGNITION OF STRUCTURES IN LACONIA LINKS**

Marjory said the Commission has talked about recognitions and how to do that. Marjory said she had to take her car up to Bedard's at the end of Walker Street and while she was walking home, she noticed Union Square. Lois Kessin asked if she meant the buildings next to the Salvation Army. Jennifer said Kurt Brungardt oversaw that remodel. Marjory said they're using the outside of the building and maintaining its culture and thought they should be recognized for that. Marjory brought up the Taylor

Home and thought the Commission could recognize it as it is now. Marjory said they could recognize the Pemaco Building. Marjory wanted to know if the Commission could utilize the Laconia Links newsletter that's emailed every Friday. Marjory said someone could take a photo of a home they think should be recognized and write a few sentences like "The Heritage Commission would like to commend the efforts of (owner/developer) by reusing and maintaining the culture of this structure. Vice Chair Scott Ringer asked if there was a cost to the Laconia Links. Recording secretary Jennifer Place said no, all you have to do is email Nancy Brown what you want included. Chair Marjory Wilkinson said Warren Huse uses the Laconia Links too. Marjory said the Commission could rely on Tara Shore or the Historical Society to gather information on the recognized structures. Lois Kessin said that sounds like a good idea. Lois said she'd like to recognize the house next to Hebert Foundry. Marjory said if you're on the Riverwalk and you look across the river, there's a brick building she thought were apartments. Lois Kessin asked if she meant the Allen Rogers building. Marjory said no, it's an old building that's before you get to Fair Street and is right across the river. Vice Chair Scott Ringer asked if she meant by the VFW. Marjory said yes. Lois Kessin said she'd like to know more about the two brick buildings by Bartlett Beach. Recording secretary Jennifer Place asked if those buildings were pump houses. Marjory said no, they are private homes. Lois Kessin said she's loved them since childhood. Jane Whitehead asked if the goal was to make people aware of beautiful buildings in need of repair. Marjory said no, the goal is to recognize people who are in the process of or have renovated beautiful homes or structures. Lois asked if they needed to get the permission of the people who live there. Vice Chair Scott Ringer said he thought so. Marjory agreed. If a member took a photo of the home, that would give them a reason to knock on the door to see who owns it and what the history is. Recording secretary Jennifer Place asked if it was legal to walk on private property to knock on the door. Joe Gray said anyone can knock on your door. If they tell you to leave, you have to leave. Vice Chair Scott Ringer said knocking on anyone's front door nowadays is not the safest thing to do. Joe Gray suggested sending them a letter asking to photograph the home. Scott said he liked the letter idea. Lois Kessin asked Jennifer Place if there was a way to have badges issued so the homeowner knows it's official city business and not just a stranger off the street. Jennifer said she could easily create a badge.

13.

### **ADJOURNMENT**

Lois Kessin made a motion to end the meeting. Scott Ringer seconded the motion. All members voted in favor. The meeting adjourned at 4:43PM.

# **DEMOLITION PERMIT**

## **Application**

**City of Laconia Code Enforcement Department**  
Phone: (603) 527-1293 - Fax: (603) 524-2167

**COMPLETED ASBESTOS DEMO/RENOVATION NOTIFICATION FORM ATTACHED:**

**HAVE ALL HAZARDOUS MATERIALS BEEN REMOVED?** YES  NO

**DOES THE BUILDING CONTAIN ANY ASBESTOS?** YES  NO

**FEE:**

**CONTRACTOR'S SIGNATURE:** \_\_\_\_\_

**CODE OFFICIAL'S APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Next mtg= December 10<sup>th</sup> @ 4pm @ City Hall  
jplace@Laconianh.gov



# DEMOLITION PERMIT Application

City of Laconia Code Enforcement Department  
Phone: (603) 527-1293 - Fax: (603) 524-2167

DATE: 11/13/25

YEAR  
BUILT: 1910

**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: <i>148 Channel Lane</i>	SQUARE FOOTAGE OF STRUCTURE:
OWNER'S NAME & MAILING ADDRESS:	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
OWNER'S PHONE #: <i>(603)493-7272</i>	VALUE OF BUILDING: \$
SCOPE OF WORK:  <i>Demo existing home</i>	

CONTRACTOR'S NAME: <i>COOK Custom Homes</i>	CONTRACTOR'S PHONE #: _____
CONTRACTOR'S ADDRESS: _____	

FORMER USE OF BUILDING:

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

APPROXIMATE START DATE: \_\_\_\_\_ APPROXIMATE FINISH DATE: \_\_\_\_\_

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

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER: <i>N/A</i>
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER: <i>Work Order #</i>	PLANNING DEPT:
HERITAGE (Structures over 50 years old) COMMISSION:	TAX (Mobile Homes Only) COLLECTOR: <i>N/A</i>
CONDO ASSOC. <i>N/A</i>	

See page 2 for more important information.

Property Location 148 CHANNEL LN  
Vision ID 3242

Account # 3517

Map ID 173/40/12/

Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 1013  
Print Date 11/13/2025 9:11:51 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH																			
COOK CUSTOM DEVELOPMENT LLC				1	Level	3	Public Sewer	1	Paved	2	Light	Description	Code	Appraised	Assessed																				
						2	Public Water					RESIDNTL	1013	93,600	93,600																				
14 ASH ST				SUPPLEMENTAL DATA				ZONE 2 ZONE 2 % WARD WARD 1				RES LAND	1013	1,828,700	1,828,700																				
HOLLIS NH 03049				Alt Prcl ID	96 40 8	OWNOCC	N	Assoc Pid#				RESIDNTL	1013	10,200	10,200																				
				REVIEW								Total		1,932,500	1,932,500																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																						
COOK CUSTOM DEVELOPMENT LLC				3664	0632	02-03-2025	Q	I		1,200,000	04	Year	Code	Assessed	Year	Code	Assessed V	Year																	
				2319	0461	07-18-2006	U	I		4,000	1F	2024	1013	93,200	2023	1013	89,600	2022	1013																
				2297	0399	05-12-2006	U	I		4,000	1A		1013	1,692,200		1013	1,463,800		1013																
				1174	0570	06-01-1991	U	I		0	1		1013	9,600		1013	9,100		1013																
				0419	0099	06-01-1991				0		Total		1,795,000	Total	1,562,500	Total	1,279,100																	
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description			Amount	Code	Description		Number	Amount		Comm Int																							
					0.00														APPRaised VALUE SUMMARY																
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code																											
0001				B																															
NOTES																																			
5 BOAT TIES																																			
NEW ROOF COVER/DB																																			
REPLACED FLR IN 11X15 SEC																																			
2X8X24 GREY/GRN IA-/EP																																			
WF/LEDGE																																			
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																	
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date	Id	Type	Is	Cd	Purpost/Result																		
												05-27-2025	PS	S	02	MEASURED																			
												08-15-2023	PS	CY	02	MEASURED																			
												07-29-2013	DD		30	EXTERIOR INSPECTION																			
												07-20-2010	RK		33	RES FIELD REVIEW																			
												07-16-2008	DD		29	DRIVE BY REVIEW																			
												04-26-2007	SC		03	MEAS & INSPC																			
												05-16-2001	TS		14	INSPECTED																			
LAND LINE VALUATION SECTION																																			
B	Use Code	Description		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj.	Notes		Location Adjustmen		Adj Unit P	Land Value																
1	1013	SFR WATER M		CR			12,877	SF	5.92	1.00000	5	1.00	PB1	24.000			1.0000	142.02	1,828,700																
1	1013	SFR WATER M		CR			128	FF	0.00	1.00000	0	1.00	PB1	24.000			0.0000	0	0																
Total Card Land Units						0.30	AC	Parcel Total Land Area		0.30							Total Land Value		1,828,700																

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	36	Camp Seasonal								
Model	01	Residential								
Grade:	03	Average								
Stories:	2	2 Stories								
Occupancy	1		CONDO DATA							
Exterior Wall 1	14	Wood Shingle	Parcel Id	C	Owner 0.0					
Exterior Wall 2				B	S					
Roof Structure:	03	Gable/Hip	Adjust Type	Code	Description					
Roof Cover	03	Asph/F Gls/Cmp	Condo Flr		Factor%					
Interior Wall 1	07	K PINE/A WD	Condo Unit							
Interior Wall 2			COST / MARKET VALUATION							
Interior Flr 1	06	Lino/Vinyl	Building Value New		155,925					
Interior Flr 2	09	Pine/Soft Wood	Year Built		1910					
Heat Fuel	02	Oil	Effective Year Built		1985					
Heat Type:	04	Forced Air-Duc	Depreciation Code		AV					
AC Type:	01	None	Remodel Rating							
Total Bedrooms	03	3 Bedrooms	Year Remodeled							
Total Bthrms:	1		Depreciation %		40					
Total Half Baths	0		Functional Obsol		0					
Total Xtra Fixtrs			External Obsol		0					
Total Rooms:	6	6 Rooms	Trend Factor		1.000					
Bath Style:	02	Average	Condition							
Kitchen Style:	02	Average	Condition %							
			Percent Good		60					
			RCNL		93,600					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
DCK1	DOCKS-RES	L	366	37.00	1960	G	75		0.00	10,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	656	656	656	115.82	75,975				
FOP	Porch, Open, Finished	0	144	29	23.32	3,359				
FSP	Porch, Screen, Finished	0	44	11	28.95	1,274				
FUS	Upper Story, Finished	480	480	480	115.82	55,591				
UBM	Basement, Unfinished	0	624	125	23.20	14,477				
Ttl Gross Liv / Lease Area		1,136	1,948	1,301		150,676				





# DEMOLITION PERMIT

## Application

City of Laconia Code Enforcement Department  
Phone: (603) 527-1293 - Fax: (603) 524-2167

DATE: \_\_\_\_\_

YEAR  
BUILT: \_\_\_\_\_

**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:	SQUARE FOOTAGE OF STRUCTURE:
OWNER'S NAME & MAILING ADDRESS:	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input type="checkbox"/>
OWNER'S PHONE #:	VALUE OF BUILDING: \$ 398,206
SCOPE OF WORK:	
CONTRACTOR'S NAME:	CONTRACTOR'S PHONE #:
CONTRACTOR'S ADDRESS:	

**FORMER USE OF BUILDING:**

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

APPROXIMATE START DATE: \_\_\_\_\_ APPROXIMATE FINISH DATE: \_\_\_\_\_

**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 (Structures over 50 years old) COMMISSION:	TAX (Mobile Homes Only) COLLECTOR: N/A
CONDO ASSOC.	N/A

See page 2 for more important information.

# **DEMOLITION PERMIT**

## **Application**

**City of Laconia Code Enforcement Department**  
Phone: (603) 527-1293 - Fax: (603) 524-2167

**COMPLETED ASBESTOS DEMO/RENOVATION NOTIFICATION FORM ATTACHED:**

**HAVE ALL HAZARDOUS MATERIALS BEEN REMOVED?** YES  NO

**DOES THE BUILDING CONTAIN ANY ASBESTOS?** YES  NO

**FEE:**  \$

**CONTRACTOR'S SIGNATURE:** \_\_\_\_\_

**CODE OFFICIAL'S APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## DEMOLITION PERMIT INSTRUCTIONS

**STEP 1:** Fill out the application form.

**STEP 2:** If the structure is 50 years or older and over 700 SQ FT, you are **required** to attend the next scheduled Heritage Commission meeting. Meetings are held on the second Tuesday of each month at 4PM located in the Council Chambers at City Hall. During the meeting you will be called to the podium to represent the structure and to answer questions from the Commission regarding any potential cultural or historical significance the structure may have. State your name and the property address you are representing. If your structure is found to be "significant", a site walk may be requested. If you have photos showing the state of disrepair of your structure, you are encouraged to email them to [CodeEnforcement@laconianh.gov](mailto:CodeEnforcement@laconianh.gov) at least 5 days prior to the meeting.

**STEP 3:** Contact a licensed asbestos abatement company for testing. This is **required** regardless of the age of your structure.

**STEP 4:** **You are required to obtain signatures from the following departments:**

- Department of Public Works located at 27 Bisson Avenue.
- Water Department (regardless if you have City water or not) located at 988 Union Avenue.
- Planning Department located in the basement of City Hall at 45 Beacon Street East.
- Fire Department (must present a copy of the asbestos test to get a signature) located at 848 North Main Street.
- If applicable, the Eversource work order number to make sure power has been disconnected.
- If applicable, the Liberty Utilities work order number to make sure any gas service has been disconnected.
- If applicable, a copy of the letter of approval from your condominium association.
- If applicable, the signature of the Tax Collector (for mobile homes only).

Once all required signatures have been obtained and the asbestos report has been submitted to Code Enforcement, an invoice will be emailed to you. Once paid, the permit will be issued.

### **FEES:**

Residential One/Two Family Home:	\$100
Residential Accessory Structure:	\$ 50
Commercial Structure:	\$200
Commercial Accessory Structure:	\$100

Property Location 21 FORE ST  
Vision ID 1218

Account # 2648

Map ID 367/ 81/ 13/ A

Bldg # 1

Bldg Name  
Sec # 1 C

Card # 1 of 1

State Use 1050  
Print Date 1/6/2026 11:14:21 AM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																			
PAUGUS FORE I LLC PO BOX 6720 LACONIA NH 03247		1 Level		1 All Public		1 Paved		4 Medium		Description		Code	Appraised		Assessed	1501 LACONIA, NH  <b>VISION</b>													
										RESIDNTL		1050	288,300		288,300														
										RES LAND		1050	116,700		116,700														
										RESIDNTL		1050	100		100														
		SUPPLEMENTAL DATA																											
		Alt Prcl ID OWNOCC		31 81 1 N		ZONE 2 ZONE 2 %		WARD		WARD 6																			
REVIEW ZONE 1 UC ZONE 1 % 100		GIS ID 367-81-13		Assoc Pid#																									
										Total		405,100		405,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
PAUGUS FORE I LLC OZANAM PLACE INC ALLEN ALICE E NEW HAMPSHIRE SAVINGS BANK				3423 0401		06-11-2021		U	I	1,000,000		21	Year		Code	Assessed		Year		Code	Assessed V		Year		Code	Assessed			
				2015 0181		03-18-2004		U	I	710,000		1	2025		1050	288,300		2024		1050	276,400		2023		1050	255,400			
				1266 0317		09-01-1993		U	I	21,000		1			1050	116,700				1050	108,000				1050	98,900			
				1187 0618		10-01-1991		U	I	42,000		1L			1050	100				1050	6,400				1050	6,400			
				0699 0098		01-01-1901		U	I	0		Total		405,100		Total		390,800		Total		360,700							
				EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code		Description		Number		Amount		Comm Int		APPRaised VALUE SUMMARY													
		Total		0.00																									
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY															
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code		Appraised Bldg. Value (Card)						288,300													
0001				D		TIF2				Appraised Xf (B) Value (Bldg)						0													
NOTES														Appraised Ob (B) Value (Bldg)						100									
3 APTS														Appraised Land Value (Bldg)						116,700									
WHITE														Special Land Value						0									
SFB UNIT= 21 FORE ST.														Total Appraised Parcel Value						405,100									
UPPER 2 UNITS - 23 FORE ST = ACCESS FROM														Valuation Method						C									
PARK ST														Total Appraised Parcel Value						405,100									
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result											
251B 2015-00003 70-97	03-30-2015	15	PLUMBING		40	100	03-30-2015					06-02-2025	PS	CY	02	MEASURED													
	01-15-2015	05	R-RENOVATE		40,000	100	03-30-2016									11-18-2021	TB	S	25	REVIEWED									
	04-07-1997	05	R-RENOVATE		20,000	100	04-02-1998									03-30-2016	DD	14	INSPECTED										
																04-23-2015	DD	15	PERMIT VISIT										
LAND LINE VALUATION SECTION														25						REVIEWED									
B	Use Code	Description		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes				Location Adjustmen			Adj Unit P	Land Value							
1	1050	THREE FAM		UC			8,576 SF	8.01	1.00000	5	1.00	50	1.700								1.0000	13.61	116,700						
Total Card Land Units										0.20		AC	Parcel Total Land Area				0.20								Total Land Value			116,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)													
Element	Cd	Description	Element	Cd	Description											
Style:	10	3 Unit Residential														
Model	01															
Grade:	03	Average														
Stories:	2	2 Stories														
Occupancy	3															
Exterior Wall 1	25	Vinyl Siding														
Exterior Wall 2																
Roof Structure:	03	Gable/Hip														
Roof Cover	03	Asph/F Gls/Cmp														
Interior Wall 1	05	Drywall/Sheet														
Interior Wall 2																
Interior Flr 1	06	Lino/Vinyl														
Interior Flr 2	14	Carpet														
Heat Fuel	03	Gas														
Heat Type:	05	Hot Water														
AC Type:	01	None														
Total Bedrooms	08	8 Bedrooms														
Total Bthrms:	3															
Total Half Baths	0															
Total Xtra Fixtrs																
Total Rooms:	14	14 Rooms														
Bath Style:	02	Average														
Kitchen Style:	02	Average														
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value						
PAT1	PATIO-AVG	L	72	6.50		F	25			0.00						
BUILDING SUB-AREA SUMMARY SECTION																
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value										
BAS	First Floor	1,294	1,294	1,294	130.43	168,778										
CAN	Canopy	0	18	2	14.49	261										
FOP	Porch, Open, Finished	0	65	13	26.09	1,696										
FUS	Upper Story, Finished	1,168	1,168	1,168	130.43	152,343										
SFB	Base, Semi-Finished	0	816	490	78.32	63,911										
UBM	Basement, Unfinished	0	429	86	26.15	11,217										
Ttl Gross Liv / Lease Area		2,462	3,790	3,053		398,206										





# DEMOLITION PERMIT

## Application

City of Laconia Code Enforcement Department  
Phone: (603) 527-1293 - Fax: (603) 524-2167

DATE: \_\_\_\_\_

YEAR  
BUILT: \_\_\_\_\_

**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:	SQUARE FOOTAGE OF STRUCTURE:
OWNER'S NAME & MAILING ADDRESS:	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input type="checkbox"/>
OWNER'S PHONE #:	VALUE OF BUILDING: \$ 236,103
SCOPE OF WORK:	
CONTRACTOR'S NAME: TBD	CONTRACTOR'S PHONE #:
CONTRACTOR'S ADDRESS:	

**FORMER USE OF BUILDING:**

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

APPROXIMATE START DATE: \_\_\_\_\_ APPROXIMATE FINISH DATE: \_\_\_\_\_

**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 (Structures over 50 years old) COMMISSION:	TAX (Mobile Homes Only) COLLECTOR: N/A
CONDO ASSOC. N/A	

See page 2 for more important information.

# **DEMOLITION PERMIT**

## **Application**

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Phone: (603) 527-1293 - Fax: (603) 524-2167

**COMPLETED ASBESTOS DEMO/RENOVATION NOTIFICATION FORM ATTACHED:**

**HAVE ALL HAZARDOUS MATERIALS BEEN REMOVED?      YES       NO**

**DOES THE BUILDING CONTAIN ANY ASBESTOS?      YES       NO**

**FEE:  \$**

**CONTRACTOR'S SIGNATURE: \_\_\_\_\_**

**CODE OFFICIAL'S APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_**

## DEMOLITION PERMIT INSTRUCTIONS

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- Planning Department located in the basement of City Hall at 45 Beacon Street East.
- Fire Department (must present a copy of the asbestos test to get a signature) located at 848 North Main Street.
- If applicable, the Eversource work order number to make sure power has been disconnected.
- If applicable, the Liberty Utilities work order number to make sure any gas service has been disconnected.
- If applicable, a copy of the letter of approval from your condominium association.
- If applicable, the signature of the Tax Collector (for mobile homes only).

Once all required signatures have been obtained and the asbestos report has been submitted to Code Enforcement, an invoice will be emailed to you. Once paid, the permit will be issued.

### **FEES:**

Residential One/Two Family Home:	\$100
Residential Accessory Structure:	\$ 50
Commercial Structure:	\$200
Commercial Accessory Structure:	\$100

Property Location 9 NORTH ST  
Vision ID 1350

Account # 897

Map ID 350/ 168/ 20/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1  
Card # 1 of 1

State Use 1013  
Print Date 1/6/2026 11:14:58 AM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH							
PAUGUS NORTH I LLC  14801 QUORUM DR STE 300  DALLAS TX 75254				4	Rolling	1	All Public	1	Paved	2	Light	Description		Code	Appraised			Assessed					
										RESIDNTL		1013	123,300	123,300									
												RES LAND		1013	505,900	505,900							
												RESIDNTL		1013	82,400	82,400							
				SUPPLEMENTAL DATA																			
				Alt Prcl ID 34 168 1 OWNOCC N  REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 350-168-20	ZONE 2 ZONE 2 % WARD WARD 6  Assoc Pid#								Total		711,600	711,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
PAUGUS NORTH I LLC 9 NORTH STREET RENTALS LLC NH BIG ISLAND CO KINCAID JEAN P SIMPSON MARIAN T ET AL				3620	0698	05-02-2024	U	I	1,575,000	40	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
				3609	0126	02-02-2024	U	I	1,460,000	40	2025	1013	123,300	2024	1013	121,500	2023	1013	110,300				
				3058	0181	09-15-2016	U	I	500,000	21		1013	505,900		1013	468,300		1013	415,800				
				0883	0651	10-01-1984	U	I	33,051			1013	82,400		1013	77,100		1013	72,300				
				0506	0402	09-06-1968			0			Total	711,600		Total	666,900		Total	598,400				
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int											
Total		0.00																					
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY							
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code		Appraised Bldg. Value (Card)				123,300									
0001				D		TIF2				Appraised Xf (B) Value (Bldg)				0									
NOTES																Appraised Ob (B) Value (Bldg)				82,400			
OB1=5IN+1ON EITHER SIDE																Appraised Land Value (Bldg)				505,900			
WHITE																Special Land Value				0			
AREA PER TAX MAP																Total Appraised Parcel Value				711,600			
*WATERFRONT,ESMT SILT/DRA																Valuation Method				C			
FBM LOCATION ESTIMATED																Total Appraised Parcel Value				711,600			
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments				Date	Id	Type	Is	Cd	Purpost/Result				
2012			WETLANDS AP			02-20-2013	100			REPAIR TO BOATHOUSE				06-11-2024	PS	S	02	MEASURED					
														02-21-2013	DD		25	REVIEWED					
														02-20-2013	DD		15	PERMIT VISIT					
														06-29-2012	DD		25	REVIEWED					
														03-20-2007	JM		02	MEASURED					
														08-05-1994	EW		18	CHG @ HEARIN					
														08-17-1990	99		99	MMC INFO					
LAND LINE VALUATION SECTION																							
B	Use Code	Description		Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	1013	SFR WATER M		UC			5,100	SF	11.67	1.00000	5	1.00	PB4	8.500				1.0000	99.19	505,900			
1	1013	SFR WATER M		UC			57	FF	0.00	1.00000	0	1.00	PB4	8.500				0.0000	0	0			
Total Card Land Units								0.12	AC	Parcel Total Land Area 0.12								Total Land Value				505,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Style:	09	2 Unit						
Model	01	Residential						
Grade:	03	Average						
Stories:	1.75	1 3/4 Stories						
Occupancy	2							
Exterior Wall 1	11	Clapboard						
Exterior Wall 2								
Roof Structure:	03	Gable/Hip						
Roof Cover	01	Metal/Tin						
Interior Wall 1	03	Plastered						
Interior Wall 2								
Interior Flr 1	09	Pine/Soft Wood						
Interior Flr 2	14	Carpet						
Heat Fuel	03	Gas						
Heat Type:	05	Hot Water						
AC Type:	01	None						
Total Bedrooms	03	3 Bedrooms						
Total Bthrms:	2							
Total Half Baths	0							
Total Xtra Fixtrs								
Total Rooms:	7	7 Rooms						
Bath Style:	02	Average						
Kitchen Style:	02	Average						