

CITY OF LACONIA HERITAGE COMMISSION
Wednesday, September 14th, 2022 - 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
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
 - 6.1. Acceptance of July 13 minutes
7. City Council Liaison Report
8. Planning Board update
9. New business
 - 9.1. 73 Wentworth Cove Rd

Documents:

[72 WCR.PDF](#)

10. Old business
 - 10.1. Election of Officers
11. Public comment
12. Other business
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.

DEMOLITION PERMIT Application

DATE:

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

YEAR BUILT: 1930

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>73 Wentworth Cove Rd</u>	SQUARE FOOTAGE of STRUCTURE <p style="text-align: center;"><u>1600</u></p>
OWNER'S NAME & MAILING ADDRESS: <u>Stonebrook Land Devel</u> <u>Steve Hatem</u> <u>2 Village Green Rd, Hampstead</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: <u>603-930-3792</u>	VALUE: <u>137,700</u>
SCOPE OF WORK: <u>Demolition and removal of existing single family house and detached garage</u>	

CONTRACTOR'S NAME: <u>Dreamscape Development</u>	CONTRACTOR'S TELEPHONE NO: <u>603-9303792</u>
CONTRACTOR'S ADDRESS: <u>2 Village Green Rd, Hampstead NH 0384</u>	

FORMER USE OF BUILDING

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

APPROXIMATE START DATE: 9-15-22 APPROXIMATE FINISH DATE: 9-20-22

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

DEPT. OF PUBLIC WORKS: <u>David Keets</u>	GAS SUPPLIER:
WATER DEPT: <u>action city water</u> <u>8-10-22</u>	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



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 05		Bungalow			
Model: 01		Residential			
Grade: 03		Average			
Stories: 2		2 Stories			
Occupancy: 1		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Roof Cover: 07		K PINE/A WD			
Interior Wall 1: 05		Drywall/Sheet			
Interior Wall 2: 12		Hardwood			
Interior Fir 1: 14		Carpet			
Interior Fir 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 03		Central			
AC Type: 04		4 Bedrooms			
Total Bedrooms: 04					
Total Bathrooms: 1					
Total Half Baths: 1					
Total Xtra Fixtrs: 6		6 Rooms			
Total Rooms: 6		Average			
Bath Style: 02		Average			
Kitchen Style: 02					

Building Value New 189,981
 Year Built 1930
 Effective Year Built 1991
 Depreciation Code GD
 Remodel Rating
 Year Remodeled
 Depreciation % 30
 Functional Obsol 0
 External Obsol 0
 Trend Factor 1.000
 Condition
 Condition %
 Percent Good 70
 RCNLD 133,000
 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	VB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	264	22.00	1930	A	50		0.00	2,900
DCK1	DOCKS-RES	L	280	30.00	1970	A	50		0.00	4,200
FPL	FIREPLACE	B	1	1300.00	1984		70		0.00	900
SHD1	SHED FRAME	L	160	12.00	2005	G	75		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	98.23	111,982
FEP	Porch, Enclosed, Finished	0	396	277	68.71	27,210
FUS	Upper Story, Finished	352	352	352	98.23	34,577
WDK	Deck, Wood	0	714	71	9.77	6,974

Ttl Gross Liv / Lease Area		1,492	2,602	1,840		180,743
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