



CITY OF LACONIA HERITAGE COMMISSION
August 12, 2020
M I N U T E S
Accepted September 9, 2020

- I. Chair Jane Whitehead led the Pledge of Allegiance
- II. **Call to Order:** Jane Whitehead called the meeting to order at 5:00 p.m.

Present: Jane Whitehead (Chair), Dorothy Duffy, Lois Kessin, Catherine Tokarz, Michael Sweet, Mark Haynes

Staff: Planning Director Dean Trefethen, Kalena Graham (recording the meeting)
- III. **Minutes:** The minutes of the meeting on March 11, 2020, were reviewed. C. Tokarz made a motion to approve the minutes. M. Sweet seconded the motion, and it was approved unanimously.
- IV. **City Council Liaison Report:** M. Haynes mentioned that two things had come up as far as the Heritage Commission. There has been a lot of compliments about the opera house in Lakeport. Unfortunately, there has been a lot of discussion about Lakeport Landing and the fact that the hose tower should have a brick or faux brick **façade**. The City Manager has been in discussions with the property owner. It's unfortunate that the issue has to be ongoing. The late Armand Bolduc wanted to retain as much of the tower as possible. D. Duffy noted the public supports the Council decision and feels that the owner had been given a lot of advantages and keeping the tower was not asking too much.
- V. **Planning Board Update:** Planning Director D. Trefethen noted the Planning Board has been busy with significant projects lately. The Historic District Commission will be starting up soon and there will need to be dialog on overlapping duties between the Heritage Commission and the Historic District Commission. Chair J. Whitehead noted that the boards will work hand in hand.
- VI. **Update on Mae Williams' Historic Area Survey:** Planning Director D. Trefethen had emailed M. Williams' email as she was unable to attend this meeting. He noted that she just started the

project and expects to have something by the end of September or beginning of October. D. Duffy brought up two Facebook sites, Laconia Proud and I love Lakeport, where folks post old pictures. She said there are lots of historical people on those sites.

VII. Old Business:

A. Property Restoration Recognition Awards: Chair J. Whitehead said she hasn't heard back from any of the letters that she sent out and is not sure why. She asked for suggestions from the Commission. M. Sweet suggest making phone calls. C. Tokarz volunteered to make those calls. Planning Director D. Trefethen stated that the department could send out the letters again and Chair J. Whitehead agreed and suggested a follow up phone call.

B. Demolition permit application: 208-210 Leighton Ave., approved July 2020: Chair J. Whitehead explained the accommodation the Commission made for the applicant. The app permit was accepted. She noted that she would like to keep the procedures in and not do that again. She suggested handing out and formation sheet so there is no confusion for the applicants. C. Tokarz read the draft she sent around. Planning Director D. Trefethen noted that the application is in process of being revised and putting information on the website as well. Chair J. Whitehead and C. Tokarz would like to review the revisions prior to the application going out to the public.

VIII. New Business:

Demolition permit application :

A. Heritage Commission information letter to applicants: Chair J. Whitehead read questions 1, 2 & 3 and asked if all the member understood the question and all replied "yes". Chair J. Whitehead then asked questions 4 & 5, which were specific to each property, 237-245 Court Street and 41-63 Elm Street, and all replied "no".

B. 237-245 Court Street: L. Kessin noted the property has been going downhill for a while. D. Duffy noted that the building on 243 Court is interesting and old but realizes it's past the saving point. C. Tokarz asked if there was anything in either building left to salvage. Applicant, Steve Laramie told the Commission that years ago people were allowed to go through the building and anything salvageable had been taken. The Commission was glad to hear that. S. Laramie noted he will email the pictures that were taken. He also noted that neither building has any services to them and have been vacant a long time.

Motion to accept the demolition application for 237 Court Street made by M. Sweet, L. Kessin seconded. The motion passed unanimously.

Motion to accept the demolition application for 243 Court Street made C. Tokarz, L. Kessin seconded. The motion passed unanimously.

C. 41-63 Elm St., 9 Park St, Lakeport: There was confusion on the addresses. Planning Director D.Trefethen explained that there are two properties. The first is 41 Elm with one building on it. The second property has three main buildings and smaller one, two front on Elm Street and one on Park Street and the small one in the rear of the property, which is 49-63 Elm Street and 9 Park Street. On the tax card, building

one would be 49 Elm, building two the next building up and building 3 would be 9 Park Street. Chair J. Whitehead asked how the Commission could make decisions on one application for multiple buildings. Some Commission members expressed that usually the tax card contains a photo of the building(s) and there no photos in this case. She noted it's the procedure, there are forms and a system and would like to see it applied to all buildings equally. Attorney Shawna Bentley, representing Scott Everett, the owner of the lots, addressed the Commission. She has been working for the builder and the buildings are in various states of disrepair with outdated electrical and plumbing. There are foundation issues as well. It wouldn't be cost effective to bring up to the condition they deserve.

There was considerable discussion concerning what info the application forms should ask for and what should be provided. Discussion also included thoughts on whether we enforce those standards on this applicant and delay them, or have them in effect for future applications. There was also considerable discussion about the condition of the buildings and, at least for some commission members, how the proposed project was positive overall.

Motion to accept the demolition application as submitted for 41-63 Elm Street made by D. Duffy, L. Kessin seconded. The motion passed 5-1. M. Haynes, L. Kessin, C. Tokarz, D. Duffy, M. Sweet for and J. Whitehead against.

Motion to request future demolition permit applications have a separate application per each address made by D. Duffy, L. Kessin seconded. The motion passed 5-1. M. Sweet, L. Kessin, C. Tokarz, D. Duffy, J. Whitehead for and M. Haynes against.

D. Duffy asked if the Commission could be invited to the Opera house to see the changes as they were there prior to any work being done. Atty. S. Bentley agreed and asked if the Commission would want to walk through the Park Street building after it's vacated and it was agreed.

IX. Public Comments: None

X. Adjournment: L. Kessin made a motion to adjourn. M. Sweet seconded the motion, and it was approved unanimously.

The meeting was adjourned at 6:33

p.m. Respectfully,
K. Graham