

CITY OF LACONIA HISTORIC DISTRICT COMMISSION
6:30 PM City Hall - Armand A. Bolduc City Council Chamber
Draft Minutes

10/26/2021 - Minutes

1. Call to order

Chair Tara Shore called the meeting to order at 6:30 PM

2. Roll call

Members present: Charlie St. Clair, Laurel Brier, Hillary Martin, Karl Reitz, Sonya Misiaszek, Tara Shore

Absent: Mark Haynes

3. Recording secretary

Kalena Graham

4. Staff in attendance

Planning Director Dean Trefethen

5. Acceptance of Minutes from previous meeting

5.I. Acceptance of minutes from September 28

Motion to approve the minutes as submitted made by H. Martin, K. Reitz seconded. All voted in favor.

6. Public comment

7. Applications & Public Hearings: *The purpose of this agenda section is for the Commission to have a presentation from the applicant and open a Public Hearing for the public to provide input. The Board may also deliberate the application, decide and conduct a final vote at this time.

8. New business

Chair T. Shore mentioned that the Weirs Drive In and the Baptist Church in Lakeport made the list for Seven to Save by the NH Preservation Alliance. She explained what that does for the properties. Seven to Save brings attention and resources to threatened and endangered historic properties throughout New Hampshire.

8.I. Presentation of Pemaco Block addition and renovation

S. Misiaszek recused herself from the panel. She and Jared Guilmett from her office gave the presentation. They are the architects on the project. The property owners are Patrick and Suzan Zill. S. Misiaszek noted that the property is not in the district but is presenting the renovations as a curtesy and to get any input the Commission might think of. The retail shops on the ground will remain as is and one residence on the second and third floor. The building façade hasn't changed much since the 1950s. They plan to put a small addition in the back to house an entrance and residential elevator. They are keeping the current stairs off Main Street but they are no up to code. The building will follow the IBC code rather than the IRC. The building will be sprinkled and the mechanicals will be upgraded. The owners currently do not have dedicated parking and she is unsure if they plan to or not. The alleyway

will remain open. There is no outdoor space so the owners plan to utilize the roof with a terrace and sunroom on the Pleasant street side of the building. The windows are propose to return to the symmetry it once had. They are working with Meridian Construction. A hazardous material study has been done and any material will be properly removed. They are also working with RFS for structural work.

L. Briere thinks this is a great example of what can be done in the area. K. Reitz appreciates keeping the windows. C. St. Clair asked if the new owners would object to the building being in the HOD if it were to expand. H. Martin appreciates the fact that they want to keep the historic aspect. It shows you can still upgrade and keep the history. Chair T. Shore appreciates the team keeping the character of the city intact. She gave an example of what someone could do when not keeping the character without the HOD. She very much appreciates the presentation. S. Misiaszek noted there hasn't been much research on the building so they are trying to document everything for the future.

The Commission is very much in support of the project.

9. Old business

10. Other business

10.I. Update on status of subcommittee

Planning Director D. Trefethen gave an update. He heard from the chair of the Government operations and ordinances, R. Soucy, and was told he will reach out to schedule a meeting. C. St. Clair mentioned that the Mayor said it would be next month some time.

Planning Director D. Trefethen also reached out to a few downtown business owners and heard back from one, which will not be named, but agreed to look over the ordinance and note the concerns. Planning Director D. Trefethen will suggest Council do the same. So the HDC can know what to work on.

10.II. Updates on the educational piece

Chair T. Shore handed out the letter to property owners and the flyer for the commission to review. If it looked good, she wanted to get the letter out.

H. Martin and K. Reitz volunteered to walk around the downtown area when the flyers are ready.

Postcards will be postponed for now.

Chair T. Shore liked the idea that Jim Belcher had a bout a logo for the Commission. The ideas were the "L" from the passenger station, the spire from the Library and Cupola from the Bussiel house with "Historic District Commission" underneath the pictures.

C. St. Clair asked about the demolition permit status on 76 Lakeside. Planning Director D. Trefethen recently spoke with one of the property owners and was told the property isn't for sale.

Chair T. Shore asked about the demolition permit status on the Church. It is currently on hold. Planning Director D. Trefethen explained how the demolition process worked.

11. Adjournment

The meeting adjourned at 7:41 PM.

Respectfully,

DRAFT