

HISTORIC DISTRICT COMMISSION  
MINUTES  
June 12, 2012

**APPROVED:**

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AGENDA: CLG GRANTS  
HDC FEEDBACK TO NHDHR ON LIBRARY DOOR  
DOWNTOWN PROJECT UPDATE  
RESULTS OF MAY 18 WALK-THROUGH OF  
PROPERTY AT 545 PLEASANT STREET  
FEEDBACK FROM NHDHR ON OLD TOWN HALL

ATTEND: Clay Dingman (Chairman), Larry Douglas (Vice Chairman), Don  
Milbrand (Sel. Rep.), Dorcas Gordon, Sandra Heaney

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Henry

The meeting opened at 7:00 pm.

**MINUTES OF MARCH 27, 2012:**

The following amendments were made:

Page 2, 2<sup>nd</sup> paragraph, 1<sup>st</sup> line, replace “Dingmans” with “Dingmans” and 4<sup>th</sup> line, following  
“National Register” insert “of Historic Places”. Next to last paragraph, last line, replace  
“Registry” with “Register”. Page 3, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, replace “pass” with “parse”. 2<sup>nd</sup>  
paragraph, 7<sup>th</sup> line, replace “Munroe” with “Munro”.

D. Milbrand made a motion, second by D. Gordon, to approve the minutes as amended and the  
motion carried.

**CLG GRANTS:**

Mr. Dingman addressed the Certified Local Government (CLG) grant for the inventory of our  
historic properties. He has applied and expects to hear in the next few weeks if we have been  
approved for a grant. If we have not, we can try again next year. If we are awarded the grant,  
our next step would be to go for bids. We would need to follow the New Hampshire  
Preservation Alliance format and update these. We can then have professional help to add  
historic property information to what we have.

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CLG GRANTS continued:

Ms. Heaney stated that she has 86 properties and she gets 8 fields and is wondering if she should set up two categories: one of the completed properties listed in the Master Plan and another for the properties (all 50 years old and older) that are partially complete. Mr. Dingman stated that we could use the town information for the partially complete but not display them. There is capability to put all the forms on the site and then have them sorted. We could do this. Mr. Dingman felt that it is important to do what we have already. The Commission determined that they were okay with whatever Ms. Heaney was most comfortable with.

LIBRARY DOORS:

Mr. Dingman read the description of the library door project from an e-mail received from Sharon Warga, Town Librarian. This is in regard to the present front doors (1884) that had a book slot inserted in the 1980's and they wish to remove it and restore the doors. Ms. Warga is requesting comment from the HDC to forward to the NH Division of Historical Resources (NHDHR) along with their Request for Project Review. Mr. Dingman questioned if they will receive bids with the proper background and questioned what is meant by "restore". Ms. Gordon felt that they only want to take the book slot out. Mr. Dingman will check to see if restore means to restore the door or the slot. Ms. Gordon mentioned that the Library did well when they restored the present windows. They used Charlie Carr. Mr. Dingman stated that the NHDHR would like a depiction of what the door will look like.

DOWNTOWN:

Mr. Capone stated that the Town authorities have presented the final design to the Department of Transportation (DOT) for comments. They are waiting the final approval (the Federal Highway Dept. has to look at it as well). They are applying for an Alteration of Terrain permit and have done the permit for shoreland protection. They have also sent out 2 letters, to the Baptist Church and to the property owners of the building next to the TD Bank, as their properties will be slightly affected by the new sidewalks.

Mr. Capone continued by saying that the next step once approval is acquired will be to put out for bids the 3 projects (sewer, drainage, and downtown). They would like to do all 3 sections together but shall have to keep the funds separate due to the grant(s). At the moment, it looks like a fall/spring project.

Mr. Capone also mentioned that they have been meeting with the downtown businesses to keep them updated. The town can also apply for a Community Development Block Grant in July. This would be awarded in October and it would be January before the money was received. Mr. Capone mentioned that Mr. Chartier, Superintendent of Water/Wastewater, has received CDBG grants before for as much as \$500,000. He mentioned that a portion of the project may be eligible for funding under the State Revolving Loan fund program. The interest rate is less than 2% for a 10 year loan.

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DOWNTOWN continued:

Mr. Capone continued by saying that we some of the elements of the TE project such as lighting will be included as bid alternatives. These get included in the original bid as alternatives and can be done if money does not run out on the main project. If the money is taken up by the main project, we would still have the option to complete these items by going to town meeting to ask for them. The plan is to include all conduit, wiring and bases in the main project so that the actual poles can be added without digging things up again, should money run out.

At this time, Mr. Capone showed the HDC conceptual plans of the Square project, possible lighting choices and plantings thought to be used. The HDC is impressed by these.

WALK-THROUGH MAY 18, 2012

Mr. Dingman stated that he, Ms. Heaney, and Nadine Petersen (CLG Coordinator, New Hampshire Division of Historical Resources) did a walk-through of the property at 545 Pleasant Street (soon to be the Family Dollar). The Fire Department was preparing the building for a controlled burn practice and helped to see further into the inside of the walls. They had removed windows and also ripped off siding to the original structure. The house and the barn were both built in the mid-1850's and were later attached. There were circular saw marks in beams and circa 1900 oilcloth wallpaper that was found. The barn was done with mortise and tenon. A chain was used to hold parts together and jacks were in the cellar to hold the structure up. The cellar was field stone with one side that had been faced with granite. It had an unfinished dirt basement. Mr. Dingman felt that it was well worth looking at and was impressed with what Ms. Petersen told him to look at.

Mr. Douglas suggested that they check with Federal and State censuses for previous owners and when exactly it was built. Mr. Dingman added that there was interesting hardware in the barn. He did take some photos. Ms. Heaney stated that they found, and saved, an old floor register.

OLD TOWN HALL FEEDBACK:

Mr. Dingman explained that Murray Campbell (Capital Improvements Chairman) sent a message that the Capital Improvements Plan (CIP) committee had seen that the HDC had been approved for CLG grants. Mr. Dingman looked into a possible feasibility study for him. Ms. Petersen sent back information in which the NH Preservation Alliance is working on saving old town halls. There is money available for at least to begin feasibility. The HDC would apply in concert with the Town Administrator and Selectmen.

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OLD TOWN HALL continued:

Mr. Capone stated that the Selectmen are organizing a committee and have talked with some folks. Susan Duncan has expressed her interest along with Mark Chevalier and Lucille Keegan. They have 5 – 7 people and feel they can start with these. Mr. Dingman offered input from HDC on an advisory level if needed. He mentioned that the Library has been eligible for grants for years and did not know this (the Library is on the National Register). Ms. Heaney stated that, for anyone wanting to add a building, it is easier to get onto the State Register and the National Register application is more complicated and needs professional help to do (it would cost her about \$7,000 to get the Whipple House onto the National Register where the State Register is completely free).

SELECTMEN ISSUES:

Mr. Milbrand stated that the circus will be on Kelley Park for one day. Ms. Gordon asked when the Library addition is to start and Mr. Milbrand thought that it will go out to bid in another week or so. They expect the addition to take 6 months and then the old section renovations another 3 months. There is a pre-screening committee set up with Mr. Milbrand, Joe Denning, and Mr. Capone to represent the town and Brackley Shaw (architect), Wendy Costigan, Barbara Greenwood, and George Corrette representing the Library. Mr. Dingman asked if the Department of Interior has been contacted so as not to jeopardize the National Register status when tying into the old section. Mr. Capone asked if they cover interior as well as exterior and Mr. Dingman thought both. Mr. Capone will check into this.

COMMUNICATIONS:

Mr. Dingman read an April 19<sup>th</sup> e-mail which had been received from Ms. Petersen.

NEXT MEETING: The next HDC meeting is scheduled for Tuesday, July 10<sup>th</sup>.

With no other issues to discuss, S. Heaney made a motion, second by D. Milbrand, to adjourn at 8:26 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary