

HISTORIC DISTRICT COMMISSION
MINUTES
September 10, 2013

APPROVED as amended & clarified:
2/11/14__jrl_____

AGENDA: PCC: CHRIS & KRISTEN CARROLL/GRASSFED ART
LCHIP DISCUSSION WITH LUCILLE KEEGAN: OLD TOWN HALL
AND OLD FIRE STATION

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

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Lucille Keegan (Historic Society),
Chris and Kristen Carroll

The meeting opened at 7:00 pm. Mr. Dingman explained that a PCC is not binding on either the applicant or the commission though answers will be given to the best of the commission's ability.

PCC: CHRIS AND KRISTEN CARROLL

The applicants stated that they have opened an Art establishment by Twin Designs. They wish to put up a sign that is similar in design and color scheme as the one that Twin Designs has. Mr. Dingman asked if they have looked at our Design Guidelines. They had not and he explained that these are on the web site and will give them the direction that they need. Following those, they should fill out the form and bring it to the Land Use Officer. Mr. Dingman added that he has seen the artwork they etched on the glass and see it as professional. Ms. Heaney explained that they are allowed a temporary sign while the permanent one is applied for. Ms. Carroll stated that they owned an art store in Key West but now live in Hill. Here, they have a small gallery and will feature NH artists, including themselves. The commission thanked them for coming in and welcomed them to Bristol.

LCHIP DISCUSSION WITH LUCILLE KEEGAN:

Ms. Keegan stated that she has attended a couple of workshops in which she learned of a new RSA for Community Tax Incentives. Mr. Dingman stated that some of this does not come under the purview of this Board. Ms. Keegan also mentioned Senate Bill 43 for the preservation of historic buildings. Mr. Dingman said that this must be enacted by the town. As to the LCHIP workshop that Ms. Keegan attended, she stated that the timing is off for her to do anything right away (deadline is around Sept. 15th) but she is interested in the next round and needs some direction.

LCHIP continued:

It was noted that neither the Old Town Hall nor the Old Fire Station are on the National or State Historic Registry. Ms. Keegan mentioned that Nadine Peterson, CLG, directed her to get them on the State Register. Mr. Dingman explained the CLG process which Bristol became a member of once we had the Historic District established, placed it in our Zoning Ordinance, and formed a Historic District Commission. It allows us to be eligible for funding and advice. Ms. Heaney stated that the Whipple House is Bristol's only building on the State Registry but there are many buildings on the National Registry. She added that applying to the State is easier. Ms. Keegan stated that she was told that once a building is on the State Registry, they can get Preservation Alliance Funds. Mr. Dingman said that most of that money goes for barn preservation.

Ms. Keegan stated that she is willing to do the application but needs guidelines. Ms. Heaney stated that she can give Ms. Keegan the forms. Mr. Dingman added that, for the State application, you must get permission from the owner, present a narrative as to why the building is eligible, along with photos. LCHIP applications are a log of paperwork. Ms. Keegan said that she had been looking at just the Old Fire House. Mr. Dingman explained that she can use the information that the HDC has received in their Historic Inventory. Though she does not intend to apply until the next round, she could start working on it now. Ms. Keegan stated that she will start with the State application and mentioned that neither of these buildings is within the Historic District and wondered why. Ms. Heaney explained that when the District was started, the commission felt that a small compact area (the Town Square) would be a good start. Mr. Capone stated that he will help Ms. Keegan if she would like. She was then thanked for coming in.

MINUTES OF MAY 14, 2013: The following amendments and clarifications were made: Page 1, under Historic Inventory, first paragraph, delete the 2nd sentence. 2nd paragraph, second line, change "To" to "to". 3rd line, delete "This covers the exteriors of the buildings." 4th line, following "Federal" insert "Government". Last line, change "on line" to "online". Page 2, 1st paragraph, first line, replace "District" with "Resources". 3rd paragraph, 1st line, following "2005" end the sentence and delete the remaining portion of the sentence as well as the next two sentences. 9th line, replace "1917" with "1907". Last line, following "lose one" insert "historic" and after "structure" insert "in town".

D. Gordon made a motion, second by S. Heaney, to approve the minutes as amended. The motion carried.

HDC VS. HISTORIC SOCIETY:

Ms. Heaney asked Mr. Douglas (who is a member of the Historic Society as well as the HDC) if the Historic Society understands the purpose of the HDC. Mr. Douglas answered that there are only 3 or 4 active members to the Society at present and he does not think that they fully understand. Ms. Gordon stated that Ms. Peterson stated that they could have a Heritage Commission in town. This commission would be the one to oversee historic buildings.

HDC VS. HISTORIC SOCIETY continued:

Mr. Dingman stated that the HDC is a land use board and that he had advised Ms. Keegan that she could do the leg work to get these buildings onto the Registries. Ms. Heaney said that she does not want folks to get the idea that the HDC is not doing what they are supposed to do. Ms. Cote added that the HDC is willing to share information, however.

Mr. Dingman then stated that, once the Historic Inventory is complete, we can take the language to use for the forms for the LCHIP grant. Estimates for this grant would be for \$3,000 to \$5,000 with a ½ match. He added that the Downtown project is lovely. The commission agreed.

COMMUNICATIONS:

There was an e-mail from Ms. Cote regarding Section 106. Ms. Cote stated that it is for an archeological impact review to be done and said that a crew has been sent out to look at the Northern Pass route here in Bristol but they have not received anything back as yet. Mr. Dingman felt that this would have helped with the Family Dollar property before they demolished that old building. He read the part about this review that is in Section 106. When asked, Ms. Cote stated that the Northern Pass route through Bristol has not changed and is still slated for the power lines right-of-way on Peaked Hill. Mr. Capone added that they are looking at tower heights and over Route 104. He added that there are to be 2 forums held next week on Northern Pass: 9/16 in New Hampton with Jeanie Forester and 9/18 in Ashland with Public Service.

HISTORIC INVENTORY UPDATE:

Mr. Dingman explained that we received a grant to hire an architectural historian to complete an historic inventory of buildings along Route 104E. The historian did about 35 and submitted them to the State. These were kicked back for inconsistencies (though the State would not explain just what these were). The historian reworked them and sent back 12 to 15 of them. We chose these by age and the State looks at why they should be eligible for historic status. They use architectural style. Mr. Dingman stressed that we want the Old Town Hall and the Old Fire Station to be included. Ms. Heaney stated that the effort is not wasted as we still have all the information on the other buildings and it is sufficient for our files and our Master Plan inventory.

Mr. Dingman then asked if anyone was willing to fill in the data base. After much discussion over what this entails, Ms. Gordon and Ms. Heaney will work on this and a few will be given to Ms. Cote to do.

CLG GRANT:

Mr. Dingman stated that the next application is for having LRPC (Lakes Region Planning Commission) rewrite the Historic Resources in the Master Plan. The commission will do the sweat equity on the data base as well as some leg work.

LCHIP GRANT:

Mr. Dingman felt that someone might work with Ms. Keegan on this and it could be done for next year. A discussion was held as to the Old Town Hall needs. Mr. Capone explained that they received 3 bids for the metal roof and all were over the amount of money that was voted. The problem is that, if they do the roof first, when they jack up the building to repair the sills, it would cause damage to the roof. It appears that we must address everything or do nothing. The Selectmen still need to decide whether or not to fix it. The estimate is about \$150,000 to \$170,000 and we have \$85,000. The town will do the site work. Mr. Capone will now get updated figures and in the meantime, we have tried to patch up as best we can. Ms. Cote feels that she has the sense of the people and they want to preserve this building. She added that we need to have a contingency amount added in to the warrant article (she has watched the HG channel and seen the “surprises” that come up with old buildings).

HISTORIC DISTRICT, ZONING ORDINANCE:

Mr. Dingman sent the present Ordinance to Emily Paulsen and Ms. Petersen has e-mailed the comments that they have seen. He does not feel that any are a big deal. Mr. Dingman will look at the HD Overlay Map as they suggested. As to explanation of membership, Ms. Cote suggested that we just refer to the RSA. Ms. Petersen did suggest the establishment of a Heritage Commission which has more ability to advocate for the entire Town rather than just the Historic District. Mr. Dingman felt that the commission should think about this though he feels that the Historic Society is closer to this criteria than the HDC. He also feels that our Zoning Ordinance should be more flexible.

With no other business before the commission, S. Heaney made a motion, second by J. Cote, to adjourn at 8:45 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary