

HISTORIC DISTRICT COMMISSION
MINUTES
May 13, 2014

APPROVED as amended and clarified:
6/10/14__jrl_____

AGENDA: ELECTION OF OFFICERS
PCC: RUSSELL HERTRICH, Central Square, #114-172

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

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Russell Hertrich, Jim Keefe (Granite State Glass)

The meeting opened at 7:00 pm.

Mr. Dingman explained that he had spoken with Mr. Hertrich and felt that the issue with the door was one that needed a decision from the Commission.

Mr. Hertrich explained that he is from Methuen, Ma. but his heart is in Bristol as he has been coming up here since he was 5 years old. They used to go to Camp Wulamat every year. Mr. Hertrich now owns a house on the Lake here in Bristol. He further explained that he is in the Real Estate business. He used to own Livermore Village and still owns 1200 acres of forest land in Groton. Having seen the changes in Bristol's Downtown Square, Mr. Hertrich felt that he might help the process and he purchased 3 of the buildings there (last Dec. 2013). He feels that by updating and making them more energy-efficient, they will maintain businesses better.

At the moment, Mr. Hertrich is concentrating on the Rollins block and hopes to have a possible tenant by next September. His plan is to replace all of the glass and remodel the inside. He then introduced Mr. Keefe, who will probably be doing the job, he stated.

Mr. Hertrich went on to say that there are 6 upper windows and he would like to replace those to look similar to the ones in the building to the right of him (8 over 8). He thought he would like the muntins to be applied within. The store front would be replaced with typical store windows.

Mr. Dingman explained that anything that is changed would need a hearing with the Commission but replacing like-for-like is simply maintenance and repair. He continued to say that they would prefer divided lights but that decision is his to make.

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PCC: HERTRICH continued:

Mr. Hertrich stated that he would like to re-open the door that had been covered over. He explained that the building used to have 2 front doors, besides the 3rd one that goes upstairs, and still has 2 rear doors. The doors would be glass with aluminum frame like what is there now.

Mr. Hertrich continued by saying that he had been thinking of using green, like next door, for paint but is now thinking that he might do black and possibly have a wine-colored awning. He was told that the awning should be on the application for the hearing, as well.

Mr. Dingman felt that the upkeep of the buildings is something that the Commission favors. Ms. Cote stated that she is excited about returning the building to the original look. Mr. Douglas stated that most of this is maintenance. Ms. Gordon disclosed that she has worked with Mr. Hertrich and has every confidence that he will enhance the buildings. However, she feels that due process is necessary and Mr. Hertrich must be treated the same as all other applicants. Some of this will need a hearing. Mr. Dingman agreed and mentioned that, as Mr. Hertrich is anxious to get this going, he could start with the maintenance items and then apply for a hearing. Mr. Hertrich stated that, unfortunately, all is connected. The framework will dictate what they can do and when.

The secretary stated that, if they apply by this coming Friday, May 16, the hearing could be held June 10th. Mr. Dingman stated that it would be for the windows, if he changes them from the style they have now to the 8 over 8, and for the doors. Ms. Heaney added that he should include anything that he wishes to change (to the front of the building) so that he will not have to have another hearing down the line. Mr. Dingman added that they will need drawings or examples and he read the section on doors from the Guidelines for Design. He also mentioned that, if he cannot use natural materials, they would like him to use something that will give the same look.

Mr. Keefe stated that they wish to make it the same as the frame and to be maintenance free when the lentil was mentioned. They have been thinking of continuing the metal framework to cover it (it is wood now and would need constant painting upkeep). Mr. Dingman felt that it is important that whatever they do can be taken back to the original if another owner wished to.

With no other comments or questions to be made, Mr. Hertrich stated that he planned on coming in to the office tomorrow to get the application done. He was then thanked for coming before the Commission.

MINUTES OF FEBRUARY 11, 2014:

The following amendments and clarifications were made:

Page 1, next to last paragraph, 1st line, following "through" replace "their" with "the NHDHR". Second line, replace "photocopies" with "photographs". Last paragraph, 1st line, replace "to RP" with "for the Historic Resources section". Page 2, change "TOWN ADMINISTER" to "TOWN ADMINISTRATOR".

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MINUTES continued:

S. Heaney made a motion, second by D. Gordon, to approve the minutes as amended. The motion carried with 1 abstention.

ELECTION OF OFFICERS:

Mr. Douglas was asked if he would mind remaining as Vice Chairman and he answered he wouldn't mind as long as the Commission had no problem with his being away.

D. Gordon made a motion, second by S. Heaney, to elect Clay Dingman as Chairman and Larry Douglas as Vice Chairman for another year. The motion carried.

COMMUNICATIONS:

There was an invitation to the LRPC Annual Meeting for June 16th.

UNFINISHED/NEW BUSINESS:

Mr. Dingman stated that he has been approached about a signage change that is best suited for the HDC. Also, we need to get all of the State's information, on Bristol's historic buildings, into our database. He explained to Mr. Douglas that they received a grant and have 31 buildings surveyed historically as a start (6 are still to be completed in the data base). Mr. Dingman could use some help in getting the information on all others that the State has listed. Mr. Dingman explained that the process is to get all of the historic buildings into the database, then get them on the State Register, and finally on the National Register.

Mr. Dingman stated that they have the Old Town Hall on the State Register and that he is applying for a CLG grant of \$4,000. to get it on the National Register. If we get the grant, Mr. Dingman will then do the required publicity about it.

Ms. Heaney added that she has gotten involved and found that they may be able to get the necessary work done on the Old Town Hall with the original \$85,000, so that it can be used again. She is getting quotes together now. She is to apply for an L-Chip grant (figuring on \$30,000) by the end of June, to reimburse us some for the \$85,000 that the town has put up. She added that she is also trying to get the Old Fire Station on the State Register, as well.

Mr. Dingman stated that we are to get some LRPC help with update of the Historic section of the Master Plan. He further explained to Mr. Douglas that we put out a public survey and the result is that the public, overwhelmingly, wants historic preservation and conservation maintained. It was a 50-50 split as to enlarging the Historic District though.

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UNFINISHED/NEW BUSINESS continued:

Mr. Dingman than brought up the request for some ruling on old signs when the owners leave. Ms. Heaney questioned the enforceability. A discussion followed and Ms. Gordon stated that, once a sign permit is obtained, it is not up to the governing body to determine when it is no longer needed.

With no other business before the Commission, S. Heaney made a motion, second by L. Douglas, to adjourn at 8:30 p.m.

Respectfully submitted,
Jan Laferriere,
Recording secretary