

Exeter Heritage Commission

Minutes of Meeting December 11, 1213

Members Present: Pam Gjettum, Rep. Historic District Commission; Kelly Bergeron, Rep. Planning Board; John Merkle, Member; Julie Gilman, Chair, Selectmen's Rep.; Mary Dupre, Member; Peter Smith, Member; Jaime Lopez, Member; Allen Lambert, Guest

New Business:

Commission spoke collectively that they were against the demolition of the Franklin Street property as presented by Alan Lambert.

Allen Lambert spoke in opposition. Discussion ensued regarding the development of the Franklin Street property. Environmental study was done and found there to be lead paint and pcb's. Most has been identified in two phases. Books are thick. Brought up knowledge of lead paint was painted over. There may be chemical issues. State has accepted responsibility for outside of building. Structural engineer may be coming in. Recognized a letter from Historic New England. If building can't be saved it could be documented. Most likely has mixed concrete bricks.

Commission doesn't have anything to do with what you are proposing. Compared the project to the Newburyport downtown area.

To prolong this project costs Lambert money. Project will bring more people in downtown.

Lopez stated aside from the townhouse visual.

Historic District Commission

Property follows long block; actually goes a little lower than Long Block. New drawings for 20 Franklin Street to include 7 condominium units will be presented. The intention of the design is to blend in to the area to include a place to walk around the river.

Allen Lambert stated that he went to someone with experience regarding rehabilitation of downtown historic districts. Conceptual. Are we wasting our time?

Allen Lambert's intention was to present his plan to the Heritage Commission before presenting the plan to the Historic District Commission with the hope that if the Heritage Commission approved the plan it would be a more positive result with Historic District Commission.

The Heritage Commission stated that they would be interested to see the structural engineer's report. Allen Lambert stated that he is in the process of arranging that a structural engineer's report be presented to the Heritage Commission in the not-too-distant future.

The Heritage Commission agreed that there are probably structural issues with the property. The roof is deteriorated as well as the blocks below.

Want to rent at Franklin Street for garages.

The intention is to try to create that part of the downtown area as a focal point.

History there can't be replaced.

The planning board should have been presented with this first. ZBA applied for adjustments through them. Visitor parking and many spaces that were not there before were provided.

Their decision as it stands now is that they are opposed to demolition of the building.

Their position is that there is historic significance to the building.

New business:

Franklin Street grant from 14,400.00:

The Commission received three responses regarding the Franklin Street Grant. The commission had a discussion regarding the Survey Board. The commission discussed the survey of the area behind Franklin Street and around the back of the buildings.

Discussed Rita Walsh with regard to criteria, amount, and whether the candidates are CFR registered. Discussed qualifications as far as historical experience, etc. VHP Company is not a preservation company it is a planning company. She is qualified.

Nicole Benjamin, preservation planner. They did the survey of Exeter Dam. What is the criteria? It is on the bid forms. Three articles. Are they registered 36 CFR? Sample from Fairmont Heights Historic District in Hillsboro, Nashua, NH.. French Village Historical District.

Lump sum \$14,400.00. They are saying that it would be complete by or before by September 30, 2014. Do we think that these candidates are qualified? Yes, we believe they are. If it is voted to be demolished then they have to go through the (???) again. Conflict regarding properties discussed at last meeting. Decision to recommend historic district designation or national register. In the actual report did she have a section regarding that? Yes, it is in the report.

Buildings look pretty well intact. Historical photographs are in the report. Regarding the scrollwork on the exterior, all has been removed and is vinyl. They didn't get to go inside which is part of the problem. The garage is not very appealing to the eye.

CFR. Familiarity. Didn't ask for much, qualifications. Local advantage. She would be familiar because of her past involvement. We should review all three and then can give them a rating on a scale.

Katherine Grover, Brownsville, Vermont. \$14,000.00 Had put in for \$15,500.00 and they gave me \$14,000.00 For budget. Last one was Bruce Harvey put in a low bid. Application matching in-kind services. Cost \$14,500.00. He did all the work and we did not do in-kind services.

Independent research and writer for two years. Working with Neal Larson 36cfr person that we want. Working for 22 years around new England. Partner worked on National Registry Nominations Hudson landmark. 32 square miles. 11 National Registry Nominations. Area surveys riverside districts in... wrote a nice self-narrative. Can be done? September 30, 2014. When is it due? Narrative and resume was reviewed. References were noted. Questioned what work if any was done in New Hampshire. Past work has been all in Massachusetts. Trustees of the Trust Funds of the City of Rochester, NH.

Passed resume for perusal. Passed pictures from 1920 of garage.

Third proposal is from the Preservation Company in Kensington. Worked on Winter Street project. Lynne Monroe. Overqualified. Already has maps of the area. Understands the area. Impressive. Already started on the research. Familiarity is a great asset. Might be able to finish the work faster. \$14,400.00

Qualifications are considered. All registered with the Code of federal rules. Suggested to rank: Lynne 1; Rita 2; and Katherine 3

Past work considered. Lynne has such an extensive skill set and knowledge of the area, I would also rank Lynne 1, Rita 2, and Katherine 3C

All have done similar work. Motion to vote for Preservation company for the ... Franklin Street area Vote is all in favor for Lynne Monroe to complete the project. Unanimous.

Discussed properties at risk. We have seen some. Loaf and Ladle closure. Unsure of what is happening with that building. Look for this in the future.

Old business:

July minutes were previously tabled. There was a motion to approve the minutes of July 10, 2013. All those in favor? The vote was unanimous to approve.

Minutes of the November 13, 2014 minutes were tabled.

There was a move to adjourn. All those in favor? All in favor to adjourn. Meeting was adjourned at 8:10pm.