

HERITAGE COMMISSION

Meeting Minutes

May 1, 2025

The Heritage Commission held its regular monthly meeting in Council Chambers at 37 Green St, on Thursday, May 1, 2025.

Members: Althea Barton, Carol Durgy Brooks, Chair Richard Jaques, Vice-Chair Jim Spain, and Dr. Bryant Tolles, Jr.

Absent: Michael Dunn and Councilor Jennifer Kretovic

Staff: AnneMarie Skinner, City Planner
Krista Tremblay, Administrative Technician III

1. Call to Order

The meeting was called to order by Chair Jaques at 4:31 p.m.

2. Minutes – Approve meeting minutes of April 3, 2025.

Member Durgy Brooks moved, seconded by Vice-Chair Spain, to accept the minutes from April 3, 2025, as written. All in favor. The motion passed unanimously.

3. New Business

- a. Discussion with project architect regarding proposed renovation of 4 Bouton St
Beth Fenstermacher (41 Green St, Concord) and Kelly Stanford (33 Jewell Court, Portsmouth) are present to represent this agenda item. Ms. Fenstermacher stated City Council approved the purchase of this property last year. They went through an RFP process to select architects. Ms. Fenstermacher noted Harriman Architects was the original designer of the building and will honor the historic nature of this mid-century modern building. Ms. Fenstermacher stated when they acquired the property one of the things City Council said was this is one of the last buildings of its kind and they want to maintain its architecture. Ms. Fenstermacher noted the Heritage Commission is receiving the first public viewing of the architectural renderings. Ms. Fenstermacher stated they are still in schematic design and have not done cost estimating. The property is adjacent to the Historic (HI) District.

Kelly Stanford stated it was discovered that back in 1957 Alonzo Harriman, one of the founding members, designed this building. They found the original drawings. Ms. Stanford stated some of the character is still in the building with fieldstone walls both interior and exterior.

Vice-Chair Spain stated it is like a time capsule and nothing has changed.

Ms. Stanford stated the wood paneling has a beautiful curvature and it is solid wood. They are saving and salvaging it in the new layout. Ms. Stanford noted when putting an addition on a building that has a distinct character you want it to appear as if it was there from day one. Ms. Stanford noted you want to select features, proportions, and modular that are an homage.

Ms. Fenstermacher stated since this is a public safety facility, and there is a certain code they have to meet that cannot be met with the existing building in its current state.

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Ms. Stanford noted this is a category four critical facility. It needs to be built to be able to withstand seismic and fire and total failure around it. The existing building could burn down and even though they are connected it is built in such a way that the category four building addition would stay standing and functional as fully independent. Ms. Stanford stated the curtain wall is getting removed because it does not meet energy efficiency standards. The elements on interior and exterior will be preserved and repaired if needed. Ms. Stanford noted there is a granite seam that will be kept and they will reuse that motif in the landscaping. They need to account for a certain level of protection. They will have a subtle solution to have a granite block and have it appear as a site feature.

Vice-Chair Spain asked for a timeline for when this project will be completed.

Ms. Fenstermacher stated they are in the schematic design phase now. Milestone Construction will be the construction manager. They are working on cost estimating for the month of May. Ms. Fenstermacher noted depending on where it comes out with the estimated cost, they may need to make changes to the design. Ms. Fenstermacher stated the goal is to have by August 50% to 70% of design development plans so they can get money appropriated from City Council. Ms. Fenstermacher noted there is some abatement and destructive sampling that will start after the first of July. Ms. Fenstermacher noted construction will begin next spring, with occupancy by the end of 2027. Ms. Fenstermacher stated the Heritage Commission can have a sneak peek of the materials inside before the demolition starts.

Member Barton praised City staff for the RFP and maintaining the historic nature of the building. Member Barton asked if there are metal frames around the glass.

Ms. Stanford noted some of the subtle changes are single-pane glass versus double-pane glass. They have thicker and higher quality insulation.

Ms. Barton asked if they will match the color.

Ms. Stanford noted it is a lovely seafoam green. Ms. Stanford stated it is early days and they are floating the idea of a slightly darker blue because of the police department.

Member Barton stated they should match it as closely as possible. Member Barton noted it is important to the identity of building.

Vice-Chair Spain stated seafoam green is a 1950s traditional color for that timeframe and agrees with Member Barton it is a nice color.

Vice-Chair Spain asked about the amount budgeted for this project.

Ms. Fenstermacher stated there is \$38,000,000 budgeted for this project.

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Vice-Chair Spain asked the purchase price.

Ms. Fenstermacher stated about \$4,000,000.

Ms. Barton asked if they are replacing the curtain wall and all of the outside surfaces.

Ms. Stanford answer the glazing yes and the stone veneer no. They will enhance the insulation from the interior. The third-floor metal panel will be replaced.

Member Barton noted energy efficiency is so important.

Chair Jaques asked for them to work with Planning to get a date for taking pictures of the interior and exterior prior to any changes.

- b. Review of proposed historic interpretive signage for the park at 11 Canal St
Ms. Fenstermacher noted historic elements are included. The old pumphouse that was on the river was salvaged to turn into a climbing structure. There are canoe benches. All of the stone walls were reused from the site. There are spaces for interpretive signs.

Member Barton asked if Ms. Fenstermacher received the language that was sent.

Ms. Fenstermacher answered yes and they have incorporated some of the language.

- c. Discuss June meeting date
Ms. Skinner stated the first week in June the Council Chambers are reserved for City Council to hold budget meetings and suggested a new date for June.

The Heritage Commission decided on June 12, 2025, at 4:30 p.m.

Chair Jaques made a motion to hold the June Heritage Commission meeting on June 12, 2025. Member Durgy Brooks seconded. All in favor. The motion passed unanimously.

- d. Cobblestones in Historic District
Vice-Chair Spain stated he drove by this location and took pictures of the cobblestones. Vice-Chair Spain called Ms. Skinner to make her aware of the cobblestones and asked Ms. Skinner to check with the paving company to see how they will proceed, noting that it was confirmed that the uncovered and existing cobblestones will be preserved.

4. Old/Continuing Business

a. Property Recognition

Chair Jaques had nothing to report on this agenda item.

b. Airport Terminal

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Member Barton stated that last month's Heritage Commission meeting minutes noted the airport terminal was on hold.

c. Monuments and Granite Markers

Vice-Chair Spain had nothing to report on this agenda item.

d. CSX Tower

Vice-Chair Spain stated he went to the location a month ago and presented pictures at the last Heritage Commission meeting, but had nothing new to report for this month.

e. Old Penacook Library deed restriction discussion

This agenda item was not discussed.

5. Demolition Review Committee update

Vice-Chair Spain stated there was a meeting today. Vice-Chair Spain noted the property with the parking garage was approved. The Demolition Review Commission asked for a site visit and public hearing on the other property at 79 Shawmut St. The public hearing is scheduled for May 8, 2025, at 4:00 p.m. The Demolition Review Committee is hoping the public hearing can be held on the site, and Ms. Skinner needs to coordinate with the applicant/property owner to see if that is possible. If not, the public hearing will be held at City Hall. Ms. Skinner will email the Heritage Commission and Demolition Review Committee with the outcome of the location of the public hearing.

6. Heritage Sign Review Committee update

Member Durgy Brooks stated the sign application for 25 Ridge Rd was approved with a condition for additional information that was satisfied. Now the sign is being manufactured. Member Durgy Brooks noted there is a meeting next week for a new sign application and there is a workshop on May 13, 2025. Member Durgy Brooks noted there is a link on the Heritage Commission's page under the Planning Division website for the new application for people to utilize.

Vice-Chair Spain asked if anyone has signed up for the workshop.

Member Durgy Brooks stated she checked last week and so far, two people have signed up. Member Durgy Brooks noted there are three others that are considering signing up for the workshop. Member Durgy Brooks pointed out if there are more than 10 people that sign up for the workshop they will be added to a waiting list for future workshops.

7. Planning Board

Ms. Skinner had no Planning Board updates to report.

8. City Council

This agenda item was not discussed.

9. Other Business

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None.

Adjournment

Member Durgy Brooks moved, seconded by Member Tolles, Jr., to adjourn the meeting at 5:34 p.m. All in favor. The motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

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Administrative Technician III