

**HERITAGE COMMISSION**  
**Meeting Minutes - DRAFT**  
**April 5, 2018**

The Heritage Commission held its regular monthly meeting at City Hall, 41 Green Street, Concord, New Hampshire, on Thursday, April 5, 2018 at 4:30 p.m.

**1. Call to Order and Seating of Alternates**

Chairman Jaques called the meeting to order at 4:37 p.m.

Present at the meeting were Chair Richard Jaques, Vice-Chair Jim Spain, Councilor Allan Herschlag, Members Richard Woodfin, and Bryant Tolles, Jr. Staff present included City Planner Heather Shank and Administrative Specialist Lisa Fellows-Weaver.

**2. Approval of Minutes**

Mr. Spain moved to approve the March 1, 2018 minutes, as written. Mr. Woodfin seconded the motion. The motion passed unanimously.

**3. New Business**

**a. Hok Discretionary Preservation Easement**

Kathy Temchack, City Assessor, presented a request for a renewal for a discretionary preservation easement for Katharyn Hok Trust at 174 Little Pond Road, MBL: 100/4/11.

Ms. Temchack explained that a Discretionary Preservation Easement is a program that encourages the preservation of agricultural buildings. The preservation easements are granted for 10 years. Ms. Hok was granted a preservation easement on this property, in accordance with RSA 79-D, in 2008, for the main barn, milk shed, and a shop, along with the land that is directly beneath these structures, the barnyard area and the 10 ft along the perimeter of the structures; encompassing 9,830 sf. The easement has now expired and Ms. Hok is requesting a renewal.

Ms. Temchack stated that the structures are assessed at a lower value with hopes that the property owner would use the money saved from property taxes to maintain the agricultural buildings for public enjoyment. She referenced a list of items that Ms. Hok has updated. Pictures of the property were reviewed.

Ms. Temchack explained that the application is reviewed by the Heritage Commission and then recommended to Council who must hold a public hearing and approve granting the easement or not.

A brief discussion was held regarding the ratings on the buildings. The initial assessment from 2008 was provided for review and Ms. Temchack explained that the recommendations from 2008 were based on the fact that all three of the structures are historically important, provide scenic enjoyment when travelling Little Pond Road, and the physical and aesthetic features contribute to the historic and cultural integrity the property. Ms. Hok noted that the road has become a well-traveled road. Ms. Temchack stated that there are two other barns on the road that have received easements.

Mr. Spain commented that it is difficult to maintain a property of this size and stature and based on the list of improvements provided, commended Ms. Hok for her efforts and job well done.

Councilor Herschlag motioned to recommend approval to City Council to support granting the 10 year renewal request for the Hok Discretionary Preservation Easement at 174 Little Pond Road, MBL: 100/4/11. Mr. Spain seconded the motion. The motion passed unanimously.

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**b. Demolition Delay Ordinance Review**

Mr. Jaques stated that this item would be continued to next month.

**4. Demolition Review Committee Report**

A discussion was held regarding the application received regarding demolition of the structure on Old Turnpike Road and the timeline for applications. Members commented that this property was not historically significant; however, the building had already begun to be demolished prior to sign off from the Committee.

The Committee questioned whether the application was submitted in a timely manner. Ms. Shank explained that the submission date on the application was not the same as the date listed on the tracking form when it was received by Code. Therefore, the Committee had been notified as required. Though the contractor had made multiple inquiries to City staff, and the Committee had signed off, Ms. Shank noted that technically they still had more time before the deadline to get back to Code and the applicant.

Ms. Shank stated that she will find out the information from code regarding this application and report back to the Commission next month.

**5. Follow up Items**

**a. Social Media – Flicker**

Mr. Woodfin stated that he did not have anything new to report relative to the Flicker site.

**b. Durgin Garage Historic Sign Panels**

Ms. Shank stated that she is still working on clarifying the status of the funding for this project. The City Engineer, David Cedarholm, will be speaking with the former engineer about the project and funding.

**6. Review of Correspondence**

All correspondence was distributed and reviewed. One item discussed was a letter received from Mary Deal regarding a recent decision by the ZBA granting a special exception to a neighbor allowing the parking of a commercial vehicle at a residence. No action was taken; however, members requested that the correspondence be sent to them for further review.

**7. Other Business**

A discussion was held regarding using “Old Business” as a category on the agenda to include items that were not completed the previous month and/or items that may require additional review.

Ms. Shank also notified the Commission that the City Manager’s office had received a letter from a community member interested in becoming an alternate on the Commission. She confirmed that there is a need for alternate members, and that this individual was encouraged by a Commission member to apply.

**8. Adjournment**

There being no further business to come before the Commission, Councilor Herschlag motioned to adjourn the meeting at 5:29 p.m. Mr. Spain seconded the motion. The motion passed unanimously.

Respectfully Submitted,  
Lisa Fellows-Weaver  
Administrative Specialist

**Discretionary Preservation Easement  
RSA 79-D  
Heritage Commission Evaluation**

Property Address: 174 Little Pond Rd

Date of Evaluation: April 5, 2018

Map—Block—Lot  
100 4 11

Length of Easement: April 1, 2018 - March 31, 2028

Property Owner: Katharyn Hok Trust/Katharyn Hok Trustee

Exemption Granted: Barn & Milk Shed (A & C) 70% and Shop (B) 40%

Tax Year of Application: 2018

Recording Date of Easement \_\_\_\_\_

Book and Page Number \_\_\_\_\_

Recapture at end of Easement Yes \_\_\_\_\_ No X

<b>PUBLIC BENEFITS</b> (see back of page)	<b>POOR (1)</b>	<b>AVERAGE(2)</b>	<b>GOOD (3)</b>	<b>OUTSTANDING (4)</b>
<b>Scenic Enjoyment:</b> There is scenic enjoyment of the structure by the general public from a public way or from public waters		Shop		Barn & Milk Shed
<b>Historical Importance:</b> The structure is historically important on a local, regional, state, or national level, either independently or within an historic district		Shop	Barn & Milk Shed	
<b>Physical or Aesthetic Features:</b> The structure's physical or aesthetic features contribute to the historic or cultural integrity of a property listed on or determined eligible for listing on the National Register of Historic Buildings, state register of historic places or locally designated historic district	Shop			Barn & Milk Shed
<b>Sum of all Ratings **</b>				<b>Barn &amp; Milk Shed=11/70% Shop = 5/40%</b>

<b>Rating</b>	<b>Final Exemption % Range</b>
1—3	25% - 30%
4—6	35% - 45%
7—9	50% - 60%
10—12	65% - 75%

**Description of Historical Structure:**  
Circa 1860-1870 dairy/horse barn (66 x 38 & 9 x 50), the former circa 1860 milk shed (8 x 27), the former circa 1860-1870 horse & equipment barn (41 x 16). The land under the structures and 10" along the structures, the bank access at the rear of the main barn, and the area inside of the three structures totals 9,830 SF .

**Comments**

The barn, milk shed and shop located at 174 Little Pond Rd is one of five such barns in the neighborhood. All three structures provide scenic enjoyment when traveling on Little Pond Rd. The main barn (A) has been described as having a unique roof system with a flying scaffold, partial granite foundation, post and beam style supports with wooden pegs. The free standing milk shed (C) to the east of the main barn lines up with the east end of the shop (B) suggesting a small sheltered enclosure at the time of construction for a barn yard. The milk shed was also used to water cattle in the early 1900's. The shop is attached to the main barn and was used to house horses and equipment. Presently this area is used for wood-working and farm equipment repair. The main barn was renovated in 2008 and 2009.

\*\* See Reverse Side for Preliminary Rating Scale\*\*

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Exemption Granted:

Tax Year of Application: 2018

Recording Date of Easement \_\_\_\_\_

Book and Page Number \_\_\_\_\_

Recapture at end of Easement Yes \_\_\_ No **X**

PUBLIC BENEFITS (see back of page)	POOR (1)	AVERAGE(2)	GOOD (3)	OUTSTANDING (4)
<b>Scenic Enjoyment:</b> There is scenic enjoyment of the structure by the general public from a public way or from public waters		B 2		A+C 4
<b>Historical Importance:</b> The structure is historically important on a local, regional, state, or national level, either independently or within an historic district		B 2	A+C 3	
<b>Physical or Aesthetic Features:</b> The structure's physical or aesthetic features contribute to the historic or cultural integrity of a property listed on or determined eligible for listing on the National Register of Historic Buildings, state register of historic places or locally designated historic district	B 1			A+C 4
			Sum of all Ratings **	B=5 A+C=11 (70%) (40%)

Rating	Final Exemption % Range
1-3	25% - 30%
4-6	35% - 45%
7-9	50% - 60%
10-12	65% - 75%

Description of Historical Structure:

**Comments**

Structure A + C (main barn +  
Milk shed)

Structure B (shop)