

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**

2 **Minutes of the meeting on May 22, 2006 in the Sunnycrest Meeting Room**

3
4 7:00 PM: Members Present: Art Rugg; Charles Tilgner, John Dahlfred, Russ Lagueux, Kay
5 Webber, Steve Young, Deb Paul

6
7 Staff Present: André Garron, Tim Thompson, John Vogl, Cathy Dirsa

8
9 Also Present: Lynne Wagner, resident of Peabody Row.

10
11 A.Garron called the meeting to order at 7 PM.

12
13 A. Garron reviewed the charge of the Historic Properties Preservation Taskforce with the group.

14
15 S.Young motioned Russ Lagueux as Chairman. A.Rugg seconded the motion.

16 A.Rugg motioned Charles Tilgner as Vice Chairman. S.Young seconded the motion.

17
18 A.Garron referred to the Stephen J. Limongelli reference book (Eagle Project) and
19 recommended putting together a listing of source information. Some sources mentioned were:
20 Heritage Committee (Regional Environmental Planning Program)

21 Rob Nichols' assessing data

22 Linda Wilson – NH Division Historical Resources state info

23 Concord has old records (contact Linda Wilson, NHOHR)

24 Reference room at our Public Library

25 Parker's history of Nutfield

26
27 At the next meeting we should establish definitions (i.e. what's considered historical/old and
28 culturally/historically significant properties

29 J.Dahlfred - anything before 1900, historical

30 A.Garron - generating inventory on 1900 & before

31 J.Vogl - a scoring system

32 J.Dahlfred - two structures could have been build in the same year but have different value

33 D.Paul – timeline significant events to structures to rank

34 T.Thompson – map from J.Vogl showing age/color code

35 C.Tilgner – not only lists & ranking, but economics should be considered

36
37 J.Dahlfred said we should find out what other towns do to protect historic properties.

38 T. Thompson stated he would compile this information for the Taskforce.

39
40 Our next meetings are scheduled for June 28 and July 26 (both are on Wednesdays starting at
41 7 pm.).

42
43 Adjournment:

44
45 C.Tilgner motioned to adjourn the meeting at 8:05PM. Seconded by A.Rugg.

46 Meeting adjourned.

47
48 These minutes prepared by Cathy Dirsa, Planning Department Secretary.

LONDONDERRY, NH - Historic Properties Preservation Task Force

Minutes of the meeting on June 28, 2006 in the Sunnycrest Meeting Room

7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Art Rugg; John Dahlfred; Tom Dolan; Steve Young; Deb Paul

Staff Present: André Garron, Tim Thompson, John Vogl, Eric Dyer, Cathy Dirsra

Also Present: Steve Beal, Londonderry Times

R. Lagueux called the meeting to order at 7 PM.

The minutes from meeting on May 22 were approved by unanimous vote.

A. Garron said we need to put together a definition of historic structures and properties. To start the discussion he presented materials from American Planning Association (APA) dictionary including industry definitions. Committee members reviewed definitions and discussed applicability.

D. Paul suggested using significant/local events as guidelines, i.e. when 193 was first built, when Nutfield became Londonderry, etc.

A. Garron presented the map and list of historical sites prepared by the Planning Department. He said this list originated from the date of construction listed in the assessing database. J. Dahlfred and S. Young noted some exceptions and sites that needed to be reviewed. J. Vogl said that the dates were estimates only.

T. Dolan offered using a sliding scale so that properties not currently considered as historical could be considered in the future. He also said that the historic district commission needs to make the final decisions.

J. Dahlfred presented a definition of his own that included the following criteria;

1. Built Prior to 1900.
2. Significant example of a particular historical period or architectural style. For example;

Colonial	(circa 1720–1790)
Federal	(circa 1790–1850)
Victorian	(circa 1850-1900)
3. A structure must retain a high percentage of the original external features and be free of major external alterations and/or additions.

Discussion ensued relating to making the age limit 100 years old instead of a specific date, and that the core structure should be at least 75% of the original features. Discussion also took place on the definition of a historic site. T. Thompson will put together definitions based on the discussion, and e-mail to the Task Force for review and comment.

T. Dolan asked if the entire property or individual structures would be included in the district. He also asked if historic status has any impact on market values.

1 S. Young & J. Vogl suggested checking with the Assessor's office to see how historic properties
2 would be assessed.

3
4 A. Garron said he will investigate what other communities are offering as incentives and that he
5 would check with the Assessor. Members suggested tax breaks as an option. It was also
6 thought that it would be better received by homeowners if we gave them the opportunity to opt-
7 in or out.

8
9 S. Young suggested many barns in the Town could be eligible for a statewide barn preservation
10 program. He thought many of the landowners might be unaware of the program. J. Vogl will
11 communicate with the Assessor to collect barn information and add these records to the
12 properties map.

13
14 A.Garron asked what would be the status of a historic structure that is moved or disassembled
15 and rebuilt elsewhere in the Town.

16
17 The entire list of identified properties will need review by committee members to determine the
18 historical relevance of sites. The Planning Department will compile the Eagle Scout reports for
19 distribution to the committee before the next meeting.

20
21 Our next meetings are scheduled for Wednesday July 26 starting at 7 PM.

22
23 Adjournment:

24
25 C.Tilgner motioned to adjourn the meeting at 8:55 PM. Seconded by A.Rugg.
26 Meeting adjourned.

27
28 These minutes prepared by Cathy Dirsra, Planning Department Secretary.

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LONDONDERRY, NH - Historic Properties Preservation Task Force

Minutes of the meeting on July 26, 2006 in the Sunnycrest Meeting Room

7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Art Rugg; John Dahlfred; Tom Dolan; Steve Young; Deb Paul; Kay Webber

Staff Present: André Garron, Tim Thompson, John Vogl, Eric Dyer, Cathy Dirsa

Also Present: Terry Date, Eagle Tribune; Steve Beal, Londonderry Times

R. Lagueux called the meeting to order at 7:05 PM.

S. Young made a motion to approve the 6/28/06 minutes. A. Rugg seconded the motion. Minutes approved.

A. Garron referenced the taskforce timeline chart and said that he hopes this will help the taskforce establish guidelines and strategies for choosing which properties are selected. The group suggested the analysis phase will take longer than indicated on the timeline. A. Garron will revise the timeline to indicate analysis through October.

S. Young volunteered for the "public outreach". S. Young and T. Dolan suggested that the schedule could overlap or possibly groups could be formed and address the issues in parallel. A. Garron said perhaps we could form subgroups.

T. Thompson said we might be pursuing this task as an overlay district, depending upon the direction the Task Force takes. He also suggested the "form strategy" should be the whole group vs. a sub group. Vollmer will review the proposed ordinance or regulations as part of the "test" phase. R. Lagueux and T. Dolan volunteered for creating the draft plan. A. Rugg volunteered to help S. Young with the Public Outreach.

A. Garron said the group asked staff to look at tax incentives. He referred to the memo from NH Preservation Alliance and the memo from NH Div. of Historical Resources. Also included in the handouts was a reference to Implementing RSA 79-D (re. parts of agricultural structures, i.e.; stables, barns). S. Young has a contact that has been working on a list of agricultural properties. T. Dolan asked about BET (business enterprise tax) or BPT (business profit tax) as incentives.

T. Thompson said you can do multiple overlay districts within the Town and could even be a parcel by parcel basis. J. Dahlfred suggested that the Town provide technical assistance for residents. A. Rugg and T. Thompson said perhaps we could place info on the Town website, under the Heritage Commission, which currently does not have a webpage.

Members suggested that we might need to approach local representatives about new legislation to further local preservation options. T. Thompson offered that the Local Government Center is seeking input on legislative priorities for 2007 and that the time is right for the Task Force to make suggestions.

S. Young volunteered drafting a letter for legislation. He also suggested that we look into the historic architecture preservation (demolition delay) vs. demolition. Currently the Building Inspector decides whether or not a structure gets demolished, if there is a question of public safety being at risk. Buttrick Rd barn is a good example of the good use of the demolition delay process.

1 The task force discussed the criteria for identifying historically significant properties and decided
2 to eliminate item 3.

3 1. Original structure representative of a significant architectural style

4 2. Modifications are consistent with the original style.

5 3. Not requiring significant maintenance / restoration.

6

7 J. Vogl added 85 barns to the map. J. Dahlfred has done a preliminary review of the list, and

8 has indicated that some were definitely appropriate for inclusion, some were not, and others he

9 needed to look at further. J. Vogl and J. Dahlfred will review the choices and weed out the

10 "NO's" and review the NO's & sites requiring more examination at the next meeting. S. Young

11 suggested putting the choices in an on-line database so task force members could enter their

12 comments. S. Young would like to add the old aviation museum (former Manchester Airport

13 Terminal building currently located on the east side of the airport near Kelly Avenue) to the

14 possible choices. He also said we should add "connective farmhouse, big house, little house,

15 contiguous farmhouse" to the definitions.

16

17 Next meeting Aug. 23

18

19 Adjournment:

20

21 A. Rugg motioned to adjourn the meeting at 8:45PM. Seconded by S. Young. Meeting

22 adjourned.

23

24 These minutes prepared by Cathy Dirsa, Planning Department Secretary.

25

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**

2 **Minutes of the meeting on August 23, 2006 in the Sunnycrest Meeting Room**

3
4 7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Art Rugg;
5 John Dahlfred; Tom Dolan; Steve Young; Deb Paul; Kay Webber

6
7 Staff Present: John Vogl, Eric Dyer, Cathy Dirsa

8
9 R.Lagueux called the meeting to order at 7:05 PM.

10
11 A.Rugg made a motion to approve the minutes from July 26 meeting. S.Young seconded the motion.
12 Vote on the motion.8-0-0.

13
14 Agenda for tonight's meeting is to review the properties to help in the decision process.

15
16 J.Dahlfred presented literature from the National Trust for Historic Preservation.

17 He brought attention to page 7 (paragraph near bottom of page) describing what homeowners would
18 gain by being part of a historic district.

19
20 The area of preservation's economic impact that has been studied most frequently is the effect of
21 local historic districts on property values. It has been looked at by a number of people and institutions
22 using a variety of methodologies in historic districts all over the country. J. Dahlfred said the most
23 interesting result is the consistency of the findings. The common conclusion is that properties within
24 local historic districts appreciate at rates greater than the local market overall and faster than similar
25 non-designated neighborhoods. Of the several dozen of these analyses, the worst-case scenario is
26 that housing in historic districts appreciates at a rate equivalent to the local market as a whole.

27
28 S.Young mentioned that at a ZBA meeting a resident living on Litchfield Rd had recently moved from
29 a home that was built in 1825. He also said the resident wanted a variance to build an in-law
30 apartment and that he tore down the barn. A.Rugg said he would talk with ZBA member Mike Brown
31 and review the ZBA minutes.

32
33 T.Dolan suggested we give residents guidelines on future renovations to their "historic" properties (i.e.
34 pools, porches, paint colors).

35
36 Task force members continued to review property photos to identify sites for a historic district. This
37 built on work from the July meeting, whereby members identified 73 properties as affirmative and 138
38 properties that required further discussion. Members completed review of 50 of the 138 sites and
39 identified 5 for inclusion, 42 for exclusion and 3 that required a site visit to make a determination.
40 Criteria spelled out in the Definitions for Historic Properties Preservation Task Force document
41 prepared after the Task Force's first meeting was applied to make site specific determinations.
42 Remaining properties will be reviewed at future meetings.

43
44 J. Vogl will prepare an updated set of reports describing the current status of properties and distribute
45 to the group via electronic mail.

46
47 Adjournment:

48 S.Young motioned to adjourn the meeting at 8:50 PM. Seconded by A. Rugg
49 Meeting adjourned.

50
51 These minutes prepared by Cathy Dirsa, Planning Department Secretary.

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**
2 **Minutes of the meeting on September 27, 2006 in the Sunnycrest Meeting Room**
3

4 7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; John
5 Dahlfred; Tom Dolan; Steve Young; Deb Paul; Kay Webber
6

7 Staff Present: André Garron, John Vogl, Cathy Dirsa
8

9 J.Vogl called the meeting to order at 7:05 PM.

10 J. Vogl initiated the review of remaining properties for inclusion in a historic district. He said that
11 the group had already made decisions on 119 properties and had 93 yet to review. J.Dahlfred
12 gave his comments about the remaining properties to be considered as historic properties.
13 Committee members came to consensus on approximately 70 properties, with the remainder
14 needing further. These review homes are not visible from the roads or simply had not yet been
15 field checked.

16 Regarding specific property decisions, T.Dolan said he personally feels that vinyl siding and
17 satellite dishes should disqualify properties as historic.

18 J.Dahlfred said he feels that metal roofing should disqualify properties as historic. He also said
19 that he would check into the issue of satellite dishes to see if there are guidelines.

20 S.Young said we should discuss properties that are located in an industrial zone.

21 J.Vogl said he will record all the committee decisions and revise the list. He will present
22 updated pdf reports to the committee members identifying what properties have been affirmed,
23 rejected or that still need committee review.
24

25 A.Garon said he would like to put together a regulatory outline, i.e. overlay district, conditional
26 use, etc. to define what areas would allow the historic use. He said this would largely be based
27 on existing ordinances from other NH communities like Manchester, Nashua or Bedford.
28

29 J.Dahlfred said he will take some pictures of the properties that he has already made decisions
30 on that better illustrate property features.
31

32 R.Lageux was asked to give the Town Council an update on our progress at the meeting next
33 week.

34 S.Young suggested that R.Lageux relay to the Town Council just how difficult it is to review all
35 these properties and to ask for more time. He also asked if he could ask the Town Council to
36 reimburse J.Dahlfred for his gas expenses. J.Dahlfred said he is glad to volunteer his service.
37
38

39 **Adjournment:**
40

41 C.Tilgner motioned to adjourn the meeting at 8:42 PM. Seconded by D.Paul.
42 Meeting adjourned.
43

44 These minutes prepared by Cathy Dirsa, Planning Department Secretary.
45

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**

2 **Minutes of the meeting on October 25, 2006 in the Sunnycrest Meeting Room**

3
4 7:00 PM: Members Present: Russ Lagueux, Chairman; Art Rugg; John Dahlfred; Tom Dolan;
5 Steve Young; Deb Paul

6
7 Staff Present: John Vogl, Cathy Dirsa

8
9 R.Lagueux called the meeting to order at 7:05 PM.

10
11 Minutes from 9/27 meeting were approved.

12
13 J.Vogl introduced the status of the property selection process. He said there were 31 houses to
14 review at this meeting.

15
16 J.Dahlfred & S.Young had visited some of the homes that were up for review. They also
17 discovered some old homes that were previously omitted from the original list.
18 J.Vogl said he will check all the Town owned facilities to make sure they were included in the
19 review process. D. Paul suggested we include cemeteries, vacant lots, historically significant
20 properties (w/o a structure). S.Young suggested that we have an intern investigate the dates of
21 the "possibly" historic homes at the Records in Brentwood.

22
23 Committee members completed review of the 31 structures.

24
25 J.Vogl presented a memo from Tim Thompson re: approaches to the ordinance structure. The
26 memo suggested three possible strategies: (1) amending the current historic district, (2)
27 establishing 1 historic preservation overlay zone and (3) establishing 2 historic overlay zones.
28 The third strategy would develop language for 2 different types of preservation depending on
29 where each property is located. J. Vogl said he would update the properties map to include all
30 the accepted sites and that seeing the distribution of properties might help us determine what
31 type of district we need.

32
33 T.Dolan said we should try copying language from a town that has a successful preservation
34 ordinance. J.Dahlfred emphasized that whatever a property is zoned for when it becomes
35 "historical" will remain that way.

36
37 T.Dolan asked whether or not we want to ask for public input at this point. R.Lagueux said we
38 need to fine tune our plan before asking for public input. T.Dolan suggested sending notice to
39 the residents well in advance (or viewing our plan via the website) to give them some advance
40 notice/time to consider what their responses might be.

41
42 The HPPTF felt we need to change the date for the November/December meetings so they
43 don't coincide with the holiday weekends.

44
45 Adjournment:

46
47 D.Paul motioned to adjourn the meeting at 8:45PM. S.Young seconded the motion.
48 Meeting adjourned.

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50
51 These minutes prepared by Cathy Dirsa, Planning Department Secretary.
52

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**

2 **Minutes of the meeting on November 29, 2006 in the Sunnycrest Meeting Room**

3
4 Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Art Rugg; Steve
5 Young; Kay Webber; Deb Paul

6
7 Staff Present: André Garron, Tim Thompson, Cathy Dirsa

8
9 R.Lagueux called the meeting to order at 7 PM.

10
11 A.Rugg motioned to approve the minutes from the October 25, 2006 meeting. S.Young
12 seconded the motion. Minutes approved.

13
14 A.Garron gave an overview of the Historic Preservation Overlay District (HPOD) and the land
15 use control. He said we want to ensure that future plans concur with the plans currently in place.
16 D.Paul expressed concerns about the owners of historic multi-family homes not properly
17 maintaining the properties.

18 T.Thompson briefly explained the conditional use process. He also said we plan to address the
19 multi-family issues at a later time because that is not one of the goals of this committee.
20 The committee again discussed possible incentives for property owners.

21 T.Thompson & A.Garron said the HPOD and the list of potential historic properties should be
22 reviewed, including properties zoned as AR1 that could become non-residential or commercial.
23 C.Tilgner & S.Young suggested offering potential historic property owners a choice of incentives
24 to get a feel for what would encourage them to participate.

25 A.Garron asked if we should have a workshop with the potential candidates to get their input.

26 A.Garron said we could organize our thoughts at the January meeting in preparation for the
27 workshop.

28 R.Lagueux said we should invite local reps.

29 S.Young mentioned possible legislation.

30
31 **Adjournment:**

32
33 R.Lagueux motioned to adjourn the meeting at 8:10PM. Seconded by C.Tilgner.
34 Meeting adjourned.

35
36 These minutes prepared by Cathy Dirsa, Planning Department Secretary.
37

LONDONDERRY, NH - Historic Properties Preservation Task Force

Minutes of the meeting on January 24, 2007 in the Sunnycrest Meeting Room

7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Art Rugg; John Dahlfred; Steve Young; Kay Webber

Staff Present: André Garron, Tim Thompson, John Vogl, Cathy Dirsá

Also Present: Jon Campisi, Union Leader

R.Lagueux called the meeting to order at 7:03 PM.

S.Young made a motion to accept minutes from Nov. 29 meeting. A.Rugg seconded the motion. Motion passes.

T.Thompson addressed the Historic Properties Preservation Taskforce Workshop Outline

1. Russ L.
 - a. Introduction of taskforce charge
 - b. Membership
 - c. Work completed to date
 - d. Definition of Historic site & Structure
2. John D & John V
 - a. Information used to establish initial list (SNHPC, Boy Scout & Assessing)
 - b. Vetting process
3. Andre & Tim
 - a. Overview of potential protection strategies
4. Small Group discussion (Four Question)
 - a. What incentive should be considered as part of this historic preservation process?
 - b. What tools should the Town consider using to insure the historic character is maintained?
 - c. Should the Town consider a flexibility of permitted uses to assist in preserving historic structures and sites? Across the board or in certain locations?
 - d. Should the Town pursue a revised, expanded or new historic district ordinance?

T.Thompson & A.Garron suggested that we get the property owners input for developing a guideline. They could also discuss whether or not incentives would be included.

J.Vogl & J.Dalfred talked about inviting all 141 property owners from the original list to the meeting for public input. It would be best to have the pdf file on hand in case anyone wants to discuss their property and try to understand why their property wasn't chosen.

S.Young suggested investigating local governmental relief for historic property owners. He also suggested free cable installation as a possible incentive.

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5. Define what architectural or site modifications will be allowed?

Jon Campisi relayed his experiences in a similar committee in Pennsylvania. He reported that after a year and a half of deliberations and multiple drafts, the Committee settled on an ordinance that did nothing more than prevent the destruction of historic district properties. HPPTF members thought this was a good idea to keep in mind and try to apply it to Londonderry.

The meeting for public input is tentatively scheduled for March 28 in the high school café. A draft meeting notice will be emailed to everyone.

A.Garron asked if anyone would be interested in doing a cable show. This would give the public an overview of the evaluation process that was followed.

Next meeting will be February 21.

Adjournment:

A.Rugg motioned to adjourn the meeting at 8:12 PM. Seconded by R.Lagueux.
Meeting adjourned.

These minutes prepared by Cathy Dirsra, Planning Department Secretary.

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**

2 **Minutes of the meeting on February 21, 2007 in the Sunnycrest Meeting Room**

3
4 7:00 PM: Members Present: Charles Tilgner, Vice Chairman; John Dahlfred; Tom Dolan; Deb
5 Paul; Kay Webber

6
7 Staff Present: Tim Thompson, John Vogl, Cathy Dirsa

8
9 C. Tilgner called the meeting to order at 7:05 PM.

10
11 J. Dahlfred made a motion to approve the minutes from 1/24/07. K. Webber seconded the
12 motion. Minutes are approved.

13
14 T. Thompson and J. Vogl presented the suggested script for the cable show for review. J. Vogl
15 and J. Dahlfred went through a sample set of slides highlighting various examples of structures
16 for protection that could be used as part of the show.

17
18 Drew Carron is willing to set up an appointment for a cable taping and has volunteered to be the
19 host. The Planning Dept. will get in touch with Drew by the end of this week to set up the
20 appointment. J.Dahlfred said March 12 at the earliest would work for him.

21
22 T. Thompson asked if there were any comments on the workshop format or content for March.
23 C. Dirsa mentioned that she had reserved the Middle School Cafeteria for March 28 at 7PM for
24 the public workshop. The group decided that small groups at the workshop should be around
25 10 people per group, and that Taskforce members could serve as facilitators. Further
26 discussion centered around sign-in sheets, and methods of identifying property owners and
27 general public members. It was decided that nametags should be used, and that property
28 owners get a sticker or other designation on the nametags.

29
30 T. Dolan suggested a presentation of a few of the best representations and examples of the
31 criteria that was used for the decision process.

32
33
34 Adjournment:

35
36 T. Dolan motioned to adjourn the meeting at 7:38 PM. Seconded by J. Dahlfred.
37 Meeting adjourned.

38
39 These minutes prepared by Cathy Dirsa, Planning Department Secretary.
40



**Historic Properties Preservation Task Force
Public Workshop
March 28, 2007
Londonderry Middle School**

Summary Report



Task Force Chairman Russ Lagueux called the Workshop to order at 7:10 PM and gave the audience a brief overview of the purpose of the Task Force, and the process followed to identify potential properties to target for preservation.

Task Force Charter:

“The Londonderry Historic Properties Preservation Taskforce shall exist to identify and develop a prioritized list of historic buildings and cultural resources that should be protected from demolition or development in order to preserve the Town’s history and cultural character”

Summary of Task Force Progress so far:

- Reviewed status of laws/tools available for historic preservation
- Developed definition of “Historic Structure or Site”
 - *Historic Structure: In the Town of Londonderry, a Historic Structure shall be defined as a structure meeting all of the following criteria:*
 1. *A structure 100 years or greater in age;*
 2. *A structure that is a significant example of a particular historical period or architectural style (ie., Colonial, Federal, Victorian, New England “Connected Farmhouse” style, etc.)*
 3. *A building whose original core structure must have retained a minimum of 75% of its original external features and be free of major external alterations and/or additions.*
 4. *Structures which do not meet the above criteria may be defined as a historic structure if a determination is made by the Historic District Commission that the structure has unique historical value despite the criteria listed above.*
 - *Historic Site: A location, structure, or object having local, regional, statewide, or national historic significance set aside for no other purpose than to commemorate a historic event, activity, or person.*
- Compiled list of over 200 potential sites from existing records
- Reviewed each structure to determine status relative to definition
- Identified 141 eligible properties

Chair Lagueux explained the Town’s current Historic District and stated that tonight’s workshop would drive how the task force makes recommendations to the Town Council on other methods of preserving historic properties. Planning & Economic Development Director Andre Garron addressed the public and explained how the workshop process would work tonight, and thanked everyone for participating. The meeting was then broken into 5 smaller groups to participate in the workshop.

Workshop Questions:

1. What are the positive aspects of owning a historic property?
2. What are the negative aspects of owning a historic property?
3. What tools should the town consider using to insure historic character is maintained?
4. What incentives should be considered to make it easier to maintain a historic property?

Each group brain stormed answers to each of the 4 questions, and after each group presented their results, participants then voted on the top 5 issues they saw as being most important.

Workshop Voting Results:

# VOTES	IDEAS
19	Flexible zoning tools
14	Tax breaks (need state legislation)
12	Encourage re-use
9	Voluntary
8	As town roads are improved/widened, consideration given to stone walls & mature trees, landscaping
8	Inclusion of homes in book on historical properties in Londonderry
7	Lower assessment / relief for improvements
6	View shed
6	Recognition plaques on homes provided by town
5	Tax incentives/reduction
5	Help with resources / where to get information
5	Grant incentives to maintain period quality
4	Flexibility in regs & building code
4	Preserve history of house/property
4	Costs of preservation
4	Maintenance
4	Uncertainty over being able to opt-out
3	Incentives
3	Positive recognition for joining the district
3	Maintenance assistance
3	Incentives (non-tax), cable services, other financial type incentives
3	Any incentive created, should be transferable
3	Contractor network
3	On-line resources
2	Education
2	Rewards for maintaining houses
2	Freedom to opt-in & opt-out at any time
2	Reliable resource person/contact
2	Database in historic construction specialists
2	Zoning that could increase character of town
2	Purchase of development rights
2	Incentives to preserve exteriors
2	Home Depot cards/discounts
2	Apprentice program

- 2 Basement - water, mold, radon, hazards
- 2 Proud to live in history
- 1 Preserving history
- 1 Tax incentives / assistance with improvement costs
- 1 List of contractors/resources (people who do historical restorations, foundations)
- 1 Provide historical info to assist in "how to maintain" / research assistance
- 1 Preserving heritage of community
- 1 Pride
- 1 Old pictures / historic reference (scapbook)
- 1 Encroaching development & traffic
- 1 Directory of qualified contractors for historic homes / perhaps website for home owners to share info
- 1 Less red tape for improving or restoring historic structures
- 1 Researching history of homes/property
- 1 Cost of maintenance
- 1 Building code flexibility

Summary of All Responses:

VOTES

IDEAS

QUESTION 1 (Group A) A.Rugg/J.Vogl

- 1 Expense
- 1 Esthetics
- 1 Preserving history
- 1 Unique
- 1 Stone walls
- 1 Acknowledgement from community
- 1 Knowing something about your home
- 1 Fresh air
- 1 Less turnovers (more ownership in the home)
- 1 Something special
- 1 Maintenance
- 1 Constant project
- 1 Saleability
- 1 Shares knowledge of the town/represents history of town
- 1 Grown trees & landscaping
- 1 Comfortable
- 1 People who buy them, want to buy them
- 1 Maybe multi-generations in the home

QUESTION 2 (Group A)

- Cost to maintain
- Taxes
- Replacing things the way they are
- Working within building codes
- Poor energy efficiency
- Traffic / on cut-through roads
- Lack of setback (very close to roads, noisy)

QUESTION 3 (Group A)

- 1 Tax incentives / assistance with improvement costs
- 1 List of contractors/resources (people who do historical restorations, foundations)
Local vendors identified
- 3 Incentives
State Resources
- 3 Positive recognition for joining the district
Clear definition of the district
Slow down ability to destroy/tear down homes
Positive impression/perception of the district
- 3 Voluntary
Clear interpretation of the guidelines
- 2 Education
Maintain footprint of the house if it is replaced

QUESTION 4 (Group A)

- 5 Tax incentives/reduction
- 3 Maintenance assistance
Stone wall guidelines
- 4 Flexibility in regs & building code
Recognition program
Ease rules re. ROW/setbacks
Incentive vs. regulation / balance the trade-offs
- 2 Rewards for maintaining houses
- 7 Lower assessment / relief for improvements
Education
- 5 Help with resources / where to get information
Access to info

TOOLS (Group B) C.Tilgner/T.Thompson

- 11 Tax breaks (need state legislation)
Non mandatory guidelines
Database sharing
- 3 Incentives (non-tax), cable services, other financial type incentives
Research assistance
- 2 Freedom to opt-in & opt-out at any time
- 2 Reliable resource person/contact
Easements

INCENTIVES (Group B)

- 1 Provide historical info to assist in "how to maintain" / research assistance
- 3 Tax break
- 5 Recognition plaques on homes provided by town
- 2 Database in historic construction specialists
- 4 Inclusion of homes in book on historical properties in Londonderry
Not interested in allowing commercial uses

POSITIVE ASPECTS (Group B)

- 1 Preserving heritage of community
- 4 Preserve history of house/property
- Preserving character
- Pride
- Landmarks
- Uniqueness
- Feeling of community involvement

NEGATIVE ASPECTS (Group B)

- 4 Costs of preservation
- 4 Maintenance
- More upkeep due to age
- Possible restrictive regulation
- 4 Uncertainty over being able to opt-out
- Perception of what a historic district means (severity of restrictions)
- Peer pressure when changes are made

QUESTION 1 (Group C) A.Garron/C.Dirsa

- Character (unique features)
- Feel like part of history
- Repairs (sense of accomplishment)
- Built to last
- Tax incentive on barns
- Mature landscaping, old growth trees
- Stone walls
- Beautiful/scenic properties
- 1 Pride
- Provides unique environment
- Landmark
- 1 Old pictures / historic reference (scapbook)
- Preserve the past (part of history)
- Gives town/people sense of stability
- Great barn parties

QUESTION 2 (Group C)

- High heating costs
- Do without modern conveniences
- Constant maintenance costs
- Costly to update home
- Tough to find qualified contractors
- Variance to add on to home
- 1 Encroaching development & traffic
- Difficult to resell
- Taxation, same as new homes (evaluation/assessment) Doesn't consider issues of older homes
- Difficult to meet building codes
- Need to be a DIY (Do It Yourselfer)
- Tough to get info & materials on restoring/maintaining older homes
- Lead paint

QUESTION 3 (Group C)

- 1 Tax breaks with no strings, in exchange for preservation
- 1 Directory of qualified contractors for historic homes / perhaps website for home owners to share info
- 3 Any incentive created, should be transferable
- 5 Grant incentives to maintain period quality
- Public awareness of historic structures
- Freedom to opt-in or opt-out of program
- Drainage systems upgraded (i.e. Otterson Rd)
- 1 Less red tape for improving or restoring historic structures
- 2 Zoning that could increase character of town

QUESTION 4 (Group C)

- 2 Purchase of development rights
- Reduce current use minimum
- Taxes
- Energy conservation tax breaks
- Incentive to maintain stone walls
- 8 As town roads are improved/widened, consideration given to stone walls & mature trees, landscaping
- 1 Researching history of homes/property

QUESTION (unknown) (Group D) J.Dahlfred

- An attraction
- Feel continuity with people who live there
- Assistance
- Limitations
- 1 Cost of maintenance
- Town control
- Financial commitment
- 2 Tax incentive
- Financial purchase of significant properties (commercial/residential)
- 6 Voluntary

TOOLS & INCENTIVES (Group E) S.Young

- Tax breaks
- 2 Tax incentives
- Relaxed regulations
- 3 Contractor network
- Shared resources
- 6 View shed
- 12 Encourage re-use
- 2 Incentives to preserve exteriors
- Permit (fee) waivers
- 1 Building code flexibility
- 2 Home Depot cards/discounts
- Co-op owner network
- 2 Apprentice program
- 19 Flexible zoning tools
- Salvage programs
- Historic education - adult & school
- 3 On-line resources
- 1 Signs/plaques

BAD (Group E)

- Cost of upkeep
- Finding contractors with craftsmanship
- Insurance costs/availability
- Obligation to preserve
- Lead paint
- Small/limited market
- Onerous regulations/rules
- Ghosts
- Use limitations
- Energy expense & efficiency
- Animal visitors
- 2 Basement - water, mold, radon, hazards
- No basement
- Minimal storage

GOOD (Group E)

- Unique house/architecture
- Discovery
- Sharing ownership/stewardship
- Connected to history
- 2 Proud to live in history
- Desirable neighborhood
- Conversation piece
- Link to other generations
- Structural quality
- Hobby
- Feels like home
- Social interaction

1 **LONDONDERRY, NH - Historic Properties Preservation Task Force**
2 **Minutes of the meeting on April 25, 2007 in the Sunnycrest Meeting Room**

3
4 7:00 PM: Members Present: Russ Lagueux, Chairman; Charles Tilgner, Vice Chairman; Kathy
5 Wagner; Steve Young; Deb Paul; Kay Webber

6
7 Staff Present: André Garron, Tim Thompson, John Vogl, Cathy Dirsa

8
9 Also Present: Jon Campisi, Union Leader; Sean Joncas, Londonderry Times; Bill Longmaid,
10 521 Mammoth Rd

11
12 R. Lagueux called the meeting to order at 7 PM.

13
14 C. Tilgner made a motion to approve the minutes from Feb. 28. S. Young seconded the motion.
15 Vote on the motion 6-0-0. Minutes approved.

16
17 Bill Longmaid, 521 Mammoth Rd (Hall Rd) was introduced. He is seeking to remove his garage
18 and relocate a historic barn (built in the 1700's) from 42 Litchfield Rd. to the location where his
19 garage currently sits on his property. This move would restore and preserve a historic barn in
20 Londonderry. The action and hurdles that B. Longmaid faces were considered prime examples
21 of the need for a historic property preservation strategy in town. Longmaid's property is zoned
22 commercial however he has always lived there as a resident and never conducted business
23 there. Jeff Poitras, current owner of the barn plans to get someone to disassemble the barn and
24 move it to Hall Rd this summer. T. Thompson said due to the setback requirements, if Longmaid
25 removes the garage he may need to get a variance to replace it with a barn. Poitras may also
26 need a variance to expand his house due to its proximity to the road. K. Wagner said she would
27 work with Bill & Jeff to help them complete the variance applications and the 5 points of law to
28 submit to the ZBA to hopefully get on the June agenda. S. Young made a motion to direct A.
29 Garron & T. Thompson put together a letter for the ZBA from the HPPTF in support of this effort.
30 C. Tilgner seconded the motion. Vote on the motion 6-0-0.

31
32 R. Lagueux asked for comments about the March 28 public workshop.

33 C. Tilgner said he consistently heard the word "voluntary" come up. He said that his group
34 suggested that the current owner voluntarily become classified as a historic home, but
35 subsequent owners should accept it as mandatory. S. Young said it's like a grandfather clause
36 in reverse. C. Tilgner also said that pride was a large part of people owning historic properties.
37 K. Wagner said people are encouraged to repair/strengthen their barns, under the current state
38 barn preservation program, because any improvements made to historic barns are not subject
39 to increased taxes.

40 A. Garron asked the task force how we should move forward. S. Young suggested that we
41 schedule a workshop with the Town Council to get their input. He said we need to create a
42 document with recommendations to present to the Town Council, Planning Board, ZBA, Building
43 Department and our state representative delegation. A. Garron said he and staff could probably
44 compile a report by June and then we could schedule a workshop for September.

45
46 C. Tilgner made a motion to adjourn. S. Young seconded the motion. Meeting adjourned at
47 8:15pm

48
49
50 These minutes prepared by Cathy Dirsa, Planning Department Secretary.

51

LONDONDERRY, NH - Historic Properties Preservation Task Force

Minutes of the meeting on June 27, 2007 in the Sunnycrest Meeting Room

7:00 PM: Members Present: Charles Tilgner, Vice Chairman; Art Rugg; John Dahlfred; Kathy Wagner; Steve Young; Deb Paul; Kay Webber

Staff Present: Tim Thompson, John Vogl, Cathy Dirsa

Also Present: Jon Campisi, Union Leader and April Guilmet, Londonderry Times

C. Tilgner acted as Chairman in Russ Lagueux's absence. He called the meeting to order at 7PM.

K. Wagner motioned to approve minutes from April 25. Seconded by S. Young. Vote on the motion 8-0-1 (A. Rugg abstained because he was absent at the April 25 meeting).

B. Longmaid's barn project was briefly discussed and K. Wagner said how helpful it was to have a viewshed of the property to look at when making the decision. J. Vogl spoke about Pictometry (A GIS tool) being a helpful tool for historic properties as well as other properties in town.

Twin Gate Farm Presentation – John Ratigan, Attorney & Chris Nickerson from Edward Herbert Associates presented their concept for a light commercial use of a portion of the proposed Twin Gate Farm elderly housing project to the task force. They proposed to utilize the existing home plus a new addition for offices, to screen parking areas with trees/vegetation and to construct a small park-like open area centered around the farm pond to preserve the viewshed from Mammoth Rd. The elderly housing uses would remain in the northern 3/4 of the site. They are proposing to take down the barn make it available for relocation somewhere else (not necessarily on that property). They are asking for the HPPTF's input as to the possible suggestions for the barn. J. Dahlfred said he is concerned about the plight of the barn and is also concerned that they have told the task force they don't know the year the barn was built. J. Dahlfred suggested they meet with the Heritage Committee to discuss the barn. D. Paul said once a historic structure is moved it loses some of its authenticity. J. Ratigan said they will get more information on the barn and work with the Heritage Committee on the possibilities. K. Wagner informed the applicants of the Demolition Delay Committee. S. Young reminded the task force that recently the town decided to decline a resident's request to change the property next to the new Elliot from residential to commercial. He asked how it would be perceived if this plan, which includes proposed office space, is accepted, when the property across the street was rejected for commercial property.

Final Report – Recommendation Discussion

J. Dahlfred said in his opinion, one thing that stood out is the cost associated with historic properties. The HPPTF agreed that incentives involving cost savings to property owners was the prominent reason for owners to sign up. It was agreed that the town council would ultimately decide what amount of tax relief, if any, they would agree to, provided that enabling legislation granting a relief process was passed. Whatever is agreed to would be the same for all historic property owners regardless of their property assessment.

Following discussion of possible recommendations, T. Thompson provided the HPPTF with a summary of the proposed recommendations for the Town Council (See attachment).

1 It was determined that this was the last meeting of the Task Force, as the report would complete
2 the work required under the Taskforce Charge.

3

4 Adjournment:

5 S.Young motioned to adjourn the meeting at PM. Seconded by A.Rugg. Meeting adjourned.

6

7 These minutes prepared by Cathy Dirsa, Planning Department Secretary

8

1 Attachment:
2

3 **Task Force Recommendations:** 4

5 Based on the work completed to date, the HPPTF recommends the following to the
6 Town Council to implement the work of the task force:
7

8 **Recommendation 1:** *The Town Council should work with the State Legislative*
9 *delegation to encourage the State Legislature to create*
10 *enabling legislation that allows for tax credits for Historic*
11 *Structures; much like the enabling legislation to give tax*
12 *credits for agricultural barn preservation (RSA 79-D). Such*
13 *Tax Credits could go a long way, even more so than local*
14 *ordinances and regulations, in encouraging owners of*
15 *historic structures to preserve and maintain them in their*
16 *historic character.*
17

18 **Recommendation 2:** *The Town Council should direct the Planning Board to*
19 *investigate and develop Zoning Ordinance Amendments that*
20 *address the following issues:*
21

- 22 • *Development of mechanisms in the Zoning Ordinance*
23 *to allow for relief, when appropriate, from the*
24 *dimensional requirements of the Zoning Ordinance for*
25 *Historic Structures, recognizing that the vast majority*
26 *of historic structures in Town were built long before*
27 *Zoning, and that most currently require variances*
28 *from the Zoning Board for any modifications to the*
29 *structures.*
- 30 • *Development of an overlay district, or other*
31 *appropriate zoning technique, to allow for very light*
32 *commercial re-use of historic structures in appropriate*
33 *areas that are adjacent to commercial or industrial*
34 *areas, or located along arterial roadways.*
35 *Identification of which parcels are appropriate should*
36 *be determined by the Planning Board, with*
37 *recommendations from the Heritage/Historic District*
38 *Commission.*
- 39 • *Ensure that any proposed new ordinances or*
40 *regulations are of an “opt-in” or voluntary basis for*
41 *property owners. The Planning Board and Town*
42 *Council should not force any new regulation or*
43 *ordinance on property owners that do not wish to*
44 *become part of the new overlay or zoning district.*
45

1 **Recommendation 3:** *The Town should encourage the development of a*
2 *“resource/information clearinghouse” of information related*
3 *to preservation and maintenance of historic properties. This*
4 *should be a collaborative effort of the Heritage/Historic*
5 *District Commission, the Historical Society, and property*
6 *owners. Information should be easily accessible for*
7 *residents interested in preservation, techniques, contact*
8 *information for specialists in historic*
9 *preservation/construction, etc. Information should be*
10 *available in both printed form and available on the internet.*

11
12 **Recommendation 4:** *This report should serve as the Town’s catalog of historic*
13 *structures and properties, and should be updated*
14 *periodically by the Heritage/Historic District Commission.*

15
16 **Recommendation 5:** *The Town Council should hold a follow up workshop to the*
17 *workshop facilitated by the Taskforce in March 2007, inviting*
18 *all potentially impacted property owners to discuss these*
19 *proposed recommendations and to encourage participation*
20 *of the property owners in the implementation of these*
21 *recommendations. This workshop should be held before the*
22 *Town Council begins implementing the recommendations of*
23 *the Taskforce.*

24
25