

These minutes were approved at the January 7, 2010 meeting.

DURHAM HISTORIC DISTRICT HERITAGE COMMISSION
Oct 1, 2009
DURHAM TOWN HALL -COUNCIL CHAMBERS 7:00 PM

MEMBERS PRESENT: Chair Nick Isaak; Secretary Andrea Bodo
,Planning Board Rep Richard Ozenich , and Eric Ingelfinger

MEMBERS ABSENT: Vice Chair Crawford Mills,
Town Council Rep Peter Stanhope, and Leslie Schwartz

OTHERS PRESENT: George Frick, Trustee of Trusts

I. Chairman Isaak called the meeting to order at 7: 10 pm.

II. Approval of Minutes – Sept 3, 2009
Motion by: Andrea Bodo, seconded by Nick Isaak

III. NEW BUSINESS

A. SMITH FAMILY CHAPEL – see attached email from Peter Michaud, National Register
Peter Michaud and Nadine Peterson did a site visit of the Smith Family Chapel on 9.16.09. The recommendations were:

1. It is a building that should be nominated for the National Register. This would have to be done by a professional.

2. A survey form should be completed for the building and submitted to Mary Kate Ryan at the New Hampshire Division of Historical Resources for a determination of eligibility or DOE. Karen Edwards has offered to help with this.

3. The objects currently contained in the chapel are showing visible signs of stress and damage. Until moisture issues are in control at the chapel, the collections should be removed to a secure storage area
Doug Bullen DPW said they could put these in storage.

4. Photo document the collection in the chapel and to create an inventory of the items and the visible damage
Andrea Bodo and Dick Lord offered to do this.

George Frick spoke for the Trustees and said that the Smith Chapel is not in good shape. It needs a new slate roof and the estimate for this is \$28,000. There is serious water damage and mold that must be addressed. George said that trees had been removed around the structure and Mike Lynch was checking into someone who could address the mold issues. Many of the chairs have come apart and there is obvious mold.

The Commission discussed the role of the Heritage Commission with reference to the Smith Chapel. There are concerns that this building could be nominated for the National Register and how to proceed with restorations. George Frick will contact Peter Michaud immediately since the roof is of major concern now. He will also contact to the Town Council to see how we proceed with this property and who will be the steward of its restoration.

B.. Peter Michaud sent an email to Andrea “Do you know if any discussion has been had about survey of the historic resources in the area planned for a conference center/business school? I know there are a handful of residential houses (now offices) in this area and as a State agency, UNH is supposed to consult with us if historic resources will be impacted by their plans...” referred to Todd Selig, Jim Campbell and Nick Isaak.

B. Discussion of WISWALL Historic District – tabled until next meeting.

C. Discussion of Historic District Commission's role as Heritage Commission concerning historic properties – tabled until next meeting.

IV. OLD BUSINESS

A. HISTORIC WALK ON 9.13.09

Over 150 people turned out on Sunday Sept 13 at 3p for the HISTORY WALK through the HISTORIC DISTRICT. There were folks from Iowa, Texas, Barrington, Newmarket, Lee and Rochester.

A heartfelt thanks to all those who helped make this such a memorable event. This was a special gathering where community came together to rediscover and enjoy our history. There were people there with torn cartilage, in a wheelchair, someone drove her disabled mother around in a car....despite these difficulties there were no mishaps and no one complained. There were many, many thank you's to our Commission for putting this together.

Co sponsors – Durham Historical Association, Community Church of Durham, and Three Chimneys Inn

Event organizers – Andrea Bodo for HDC, Nick Isaak chair, Peter Stanhope Town Council Rep to HDC, Crawford Mills, Eric Ingelfinger, Leslie Schwartz,

Town of Durham -Jen Berry, Police Chief Rene Kelly, DPW, Mike Lynch, Doug Bullen and crew

Durham Historical Association – Dick Lord, president of DHA and DHA Museum, Marnie Sumner, Janet Mackie, Alma Tirrell, Henry Smith, Julian Smith, Town Council

Community Church of Durham – Pastor Mary Westfall, Doug Wheeler

On location:

Community Church of Durham: Doug Wheeler, UNH professor emeritus of history

Red Tower: Michael Behrendt, Durham, Chief of Planning, City of Rochester, NH

Smith Family Chapel: Jean Olson, Durham (educator); Janet Mackie (DHA) talked with folks about the gravestones; Doug Karo and

Becky Karo (UNH Art History Faculty); Karen Edwards, Town of Durham

Oyster River Dam & Winborn Adams Tavern: Steve Burns (ret MIT Engineer)& Andrea Bodo (HDC)

James Paul House: Sharon Griffin (Prof Psych Clark U); Leslie Schwartz (HDC)

Gen'l Sullivan House: Doug and Dr Susan Reid MacLennan

Gen'l Sullivan Monument: Crawford Mills (HDC)

Three Chimneys Inn :

B. Wiswall Interpretative Committee - Sept 16

On Sept 20, The Town Council appointed a committee that was mandated by a FEMA Memorandum of Agreement for mitigation of the Wiswall Bridge to run at least until March 2010. This will also encompass the work of dam repair, fish way instillation, and John Hatch Memorial Park.

Andrea Bodo is serving as HDC rep . Nick Isaak will be alternate.

Pending issues

OYSTER RIVER DAM -

Funding Legislative Rob Moller, Rep Carol Shea Porter's Office communication with Todd

REPAIRS Oyster River Dam – Stephens Engineering reviewed the dam on 9.24.09 with Dave Cedarholm and Prof David Gress, UNH Civil Engineering.....consult for the concrete of the DAM.

Awaiting core sampling and bathymetric studies of the Dam and the Pond per Mike Lynch.
Town Council decision on repair deficiencies as addressed by DES

Andrea-moved to adjourn the meeting, Nick seconded the motion
The mtg was adjourned at 8:10p

Next regular meeting of the HDC is November 5, 2009

9.16.09 EMAIL FROM PETER MICHAUD re **Smith Family Chapel** site visit

Dear Andrea,

Thank you for the opportunity to meet you and your colleagues in Durham and to view the Hamilton Smith chapel. I was familiar with the exterior of the chapel, but have never had the opportunity to view it both inside and out. It is a magnificent building, but one that is currently in distress and in need of immediate attention as well as some thoughtful planning and goal setting for its repair and future maintenance. It is a building that should be nominated for the National Register, but the larger issues that threaten the building should be the first priority in moving forward. A survey form should be completed for the building and submitted to Mary Kate Ryan at the New Hampshire Division of Historical Resources for a determination of eligibility or DOE. A DOE will be critical as you look to pursue some of the potential funding suggestions listed below. For more information on receiving a determination of eligibility, go to http://www.nh.gov/nhdhr/programs/state_register.html

While the focus of our visit was to look at the building, the humidity issues inside have created an environment that is hostile to the collection it contains. As a result, the objects currently contained in the chapel are showing visible signs of stress and damage. Until moisture issues are in control at the chapel, the collections should be removed to a secure storage area with a friendlier environment. As Dick Lord reminded the group, due to the prolonged exposure to the humidity in Smith Chapel, the collection will experience stress as it dries out and care should be taken to minimize this. Care should also be taken to minimize the exposure of the collection to light. For more information about collections care, you can log onto <http://www.nps.gov/history/museum/publications/handbook.html>. The suggestion to photo document the collection in the chapel and to create an inventory of the items and the visible damage before moving is a good one.

Concerning the structure, as noted in the 1995 assessment of the building, the chief culprit for the problems within has been and still is moisture. A failing roof system, failed gutter and drainage system, failed mortar joints, and other issues are all exacerbating the problems as is the inability of the chapel to vent out accumulating interior moisture. Delaminating veneers, damage to interior woodwork, continued failure of building systems, and efflorescence on the exterior masonry (the whitish haze of soluble salts) are all symptoms to the larger problem. Due to the number of issues involved, professional preservation help should be sought in pinpointing the problems, prioritizing their urgency, and developing a best methods approach for the work needed to insure the future preservation and viability of the chapel. The Preservation Alliance has a preservation services grant program that provides small matching funds for this type of work. For more information on this program, please log onto <http://nhpreservation.org/html/grants.htm>

As you develop your action plan, I would suggest you examine funding sources available to aid your future restoration/rehabilitation project. As a municipally owned resource, you are eligible for the Conservation License Plate grants given out by the NH Division of Historical Resources (DHR.) For more information on this program, please log onto <http://www.nh.gov/nhdhr/grants/moose/>. As a Certified Local Government (CLG,) you can also apply for grants through the CLG program at the DHR. For more information about this program, check out http://www.nh.gov/nhdhr/programs/cert_loca_govt.html. You can also look at the Land and Community Heritage Investment Program (LCHIP) by logging onto www.lchip.org. Keep in mind that successful applicants for these funds have projects that closely adhere to The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings or "The Secretary's Standards." Recommendations of treatment that can not be justified under The Secretary's Standards should be questioned and changed. For more information on the standards and their associated guidelines, please log onto

<http://www.nps.gov/history/hps/tps/tax/rhb/index.htm> At the bottom of this e-mail I have included links to a variety of preservation briefs that help explain the application of "The Secretary's Standards" to some of the problems you are experiencing at the chapel.

It was a pleasure to meet all of you and a delight to see your building. As you move forward with your plans, keep in mind the suggestion to visit the building weekly, and to try and note how it reacts to various weather conditions. If you have any further questions or concerns, please do not hesitate to contact me as you move forward.

Sincerely,

Peter

Peter Michaud

National Register,

Preservation Tax Incentives,& Easements Coordinator

New Hampshire Division of Historical Resources

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(603) 271 3583 fax (603) 271 3433

www.nh.gov/nhdhr

About the New Hampshire Division of Historical Resources:

The New Hampshire Division of Historical Resources was established in 1974 as the "State Historic Preservation Office." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at www.nh.gov/nhdhr or by calling (603) 271-3483.

Repointing Mortar Joints

<http://wwwnps.gov/history/hps/tps/briefs/brief02.htm>

Heating, Ventilation, & Cooling

<http://www.nps.gov/history/hps/tps/briefs/brief24.htm>

Slate Roofs

<http://www.nps.gov/history/hps/tps/briefs/brief29.htm>

Stained Glass

<http://www.nps.gov/history/hps/tps/briefs/brief33.htm>

Moisture in Historic Buildings

<http://www.nps.gov/history/hps/tps/briefs/brief39.htm>

Maintaining the Exterior of Small and Medium Sized Historic Buildings

http://www.nps.gov/history/hps/tps/briefs/brief45_47.htm

Mothballing Historic Buildings

<http://www.nps.gov/history/hps/tps/briefs/brief31.htm>

9.30.09 EMAIL FROM PETER MICHAUD National Register

re **HISTORIC RESOURCE SURVEY FOR DOWNTOWN**

Dear Andrea

Do you know if any discussion has been had about survey of the historic resources in the area planned for a conference center/business school? I know there are a handful of residential houses (now offices) in this area and as a State agency, UNH is supposed to consult with us if historic resources will be impacted by their plans...

Peter

Foster's Daily Democrat

Article published Sep 29, 2009

Big changes in store for face of downtown Durham

DURHAM — Between buildings coming down and others going up, the downtown area will see some dramatic changes over the next year. Last week demolition crews tore down the building that formerly housed Houghton's Hardware on Jenkins Court to make room for a mixed-use apartment building. Houghton's Hardware had occupied the building for more than 30 years until the store closed in April 2008. Another new mixed-use apartment is expected to go up on nearby Pettee Brook Lane and the town is still in discussions with two local developers about the possible construction of a hotel and conference center downtown. "Durham is a very active community at this point," Town Administrator Todd Selig said. "We have a building coming down, others going up and a hotel in the offering." While it's unknown when construction on the new apartment buildings will begin, it's likely to be in the near future, according to James Campbell, director of planning and community development. The new three-story, mixed-use building on Jenkins Court is expected to contain 5,100 square feet of commercial space on the first floor and 10, six-bedroom apartments on the second and third floors. Campbell said the building would be for student housing. Another three-story, mixed-use building on the corner of Pettee Brook Lane and Rosemary Lane will also be student housing and is expected to contain a parking garage underneath it. Campbell said the building would also contain commercial space and 17 apartments containing three to four bedrooms. "There has been a need for more off-campus housing," Campbell said. "It helps the town's tax base as well." There have been other approvals granted by the Planning Board for other mixed-used building in town, but some of the projects have been but on the back burner by their developers because of the economy, Campbell added. Selig said discussions are continuing with Pro Con Construction and The Kane Company about building a privately owned 100-room hotel and conference center with first-floor retail space in the downtown area. "They continue to move forward with the planning process and they're hoping to have a proposal before the Planning Board sometime this fall," he said. The companies are looking at multiple sites in the downtown area, including Alpha Tau Omega fraternity on Main Street next to Ocean Bank, Selig added. With the impending closure of the New England Center, the University of New Hampshire's hotel and conference center, in the summer of 2010, a new hotel and conference center could fill a void and would also complement the construction of UNH's new business school, which will be constructed near the downtown on the corner of Garrison Avenue and Rosemary Lane. The town has been actively trying to expand its tax base with new businesses and developments and recently put out a promotional video to promote the town. Selig said he is optimistic about the current projects going on. "It appears our efforts are clearly paying off," he said.

