

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

DURHAM HISTORIC DISTRICT /HERITAGE COMMISSION
Thursday September 2, 2010
DURHAM TOWN HALL -COUNCIL CHAMBERS LS - CM

MEMBERS PRESENT Leslie Schwartz, chair : Crawford Mills, Peter Stanhope (Town Council rep)
Andrea Bodo, secretary

MEMBERS ABSENT: Erich Ingelfinger, Peter Wolfe (Planning Board rep), Henry Smith, vice chair

OTHERS PRESENT:

I. CALL TO ORDER

Chair Schwartz called the meeting to order at 7:14 pm.

II. Approval of minutes

Minutes of January 7, 2010 were not approved in Eric's absence.
Need Crawford, Andrea ,Eric ,Leslie to approve

Minutes of May 4, 2010 were approved.

Leslie moved to approve the minutes, Peter seconded the motion

Minutes of August 3, 2010 were not approved in Eric's absence
Need Leslie, Andrea, Eric and Peter to approve

III. NEW BUSINESS

IV. OLD BUSINESS

A. Discussion of

1.NOMINATION OF THE OYSTER RIVER DAM TO THE NEW HAMPSHIRE DIVISION OF HISTORIC PLACES

Leslie will email Todd to find out the status of the letter that she sent from the HDC.
Peter will bring up the nomination of the dam to NH Register of Historic Places at Town Council 9/13.

2.SEVEN TO SAVE NOMINATION FORM .

As agreed at the last meeting, Andrea would fill out the 7 to Save nomination form for the Mill Pond Dam. This was done. The submission deadline is September 17 and the applicants that are accepted will be announced October 19. There is no cash award for this nomination. It helps local advocates build their case with grant makers, property owners, and can effectively inform public opinion.

Peter Stanhope made a motion to submit the SEVEN TO SAVE NOMINATION .
Andrea seconded the motion and it was unanimously endorsed. She will send in the forms.

3.DISCUSSION OF CONSIDERATION OF EXPANSION OF HISTORIC DISTRICT

Peter suggested that the HDC look into the expansion of the overlay district to include Madbury Rd etc...
Andrea will contact Peter Michaud to see what is involved in expanding the historic district overlay

4.WISWALL HISTORIC INTERPRETATIVE COMMITTEE update/status

Two Kiosk panels sent in for 2d review with Content Design in Scituate. Deadline is Nov 2010 per MOA.
Both Andrea and Henry are representing the HDC on WHICH.

5.DISCUSSION OF DESIGN STANDARDS FOR DURHAM for OCTOBER mtg

The first part of meeting in October will be available for public comment

Peter Stanhope brought in the DESIGN STANDARDS FROM PORTSMOUTH NH. Andrea brought in DESIGN STANDARDS FROM MEREDITH NH, Bennington Vt, and Boston Neighborhoods. It was agreed that we would review the guidelines/standards from Portsmouth and Meredith and dedicate the October meeting to DESIGN GUIDELINES FOR DURHAM.

Leslie suggest that the Commission read and annotate the Portsmouth and Meredith Guidelines. It was suggested that Nick Isaac be invited to attend this meeting. He has experience with this issue. Others to be invited include the Planning Board and Jim Campbell. Andrea questioned whether you need an ordinance to adopt standards or guidelines and will email Jim Campbell.

Members are also asked to review the

ARTICLE XVII DURHAM HISTORIC OVERLAY DISTRICT DESIGN STANDARDS OF THE HISTORIC DISTRICT.

B. Elements of Design. Proposals should be harmonious with existing structures within the District. The Commission shall consider the following elements of design when evaluating an application:

- 1. Scale. The scale of a building is its size relative to common reference points: e.g. the human body and nearby structures. New construction should be consistent with the dominant cornice and peak or ridge height of other nearby structures within the HOD. Inordinately low buildings create a void at upper floor levels that interrupts the feeling of enclosure. Disproportionately tall buildings overpower other structures. Most buildings in the district are relatively large comprising 2-1/2 stories. Notable exceptions are the 1-1/2 story Samuel Yeaton House and the Red School House.*
- 2. Elevation of the first floor and floor-to-floor heights. Many of Durham's historic buildings have a slightly raised foundation and floor-to-floor heights which are either greater than or smaller than prevalent heights used in contemporary construction.*
- 3. Proportions. Proportion deals with height, width, depth, and spacing relationships and is important both in the overall dimensions of the building and in its individual components. For example, most windows in the District are rectangular and vertical. Thus, square, polygonal, or horizontal windows would be inappropriate in many cases.*
- 4. Massing. Massing refers to the shapes, sizes, articulation, composition, and voids created by the three dimensional forms that constitute the structure. While many buildings in the District are boxlike and massive with expansivewall areas and small windows, most have subtle detailing, graceful proportions, multiple appended additions, and numerous windows, all of which create appeal. Massing tends toward aggregations of simple geometric shapes in keeping with traditional New Hampshire rural and village architecture rather than the complex forms typical of the late 19th century Queen Anne style.*
- 5. Roof shape. Most of the contributing residential buildings have a gable roof. In contrast, "The Ledges" has a distinctive hipped roof. Gambrel, mansard, and flat roofs are not found in the district and are therefore inappropriate.*
- 6. Entrance. Many of the historic buildings in the District have a porch, a portico, or at least an articulated door surround at the entry. Entrances are generally situated in the center bay of the facade.*
- 7. Fenestration. Fenestration refers to the pattern of window openings - spacing, size, proportion, symmetry vs. asymmetry. Most buildings in the District have five bays; many have a syncopated rhythm with windows in the outer bays closer to each other than to the window in the center bay.*
- 8. Materials. Most buildings in the District are wood frame with wood clapboard siding. There is only one stone house in the District - the James Paul House. Vinyl and aluminum siding or other artificial materials should not be used although they may be acceptable on noncontributing structures and on elevations that are not visible from a public way. Where they are used, the reveal should be approximately four inches in width and detailing should be preserved or used to give articulation to the structure. Diagonal and vertical siding are generally inappropriate. The use of natural materials is encouraged.*
- 9. Orientation. While most buildings have their narrower gable end perpendicular to the street in the Georgian manner, many are also oriented with the gable facing the street in the Greek Revival or Italianate manner. Most buildings within the District are oriented parallel or perpendicular to the street. Buildings should*

not be oriented at odd angles to the street, such as at a 45-degree angle, unless this is already the prevailing pattern in the area or if it is dictated by strong topographic or site considerations.

10. Style and Details. Most of the buildings in the District were built from the mid 1700s to the mid 1800s in the Georgian, Federal, Greek Revival, and Italianate styles. They are predominantly simple, conservative, and restrained in design. Common or distinct features include brick chimneys, dormers, attic gable windows, eave brackets, painted shutters, corner pilasters, ells, porches, three- sided window bays, sidelights, and transom windows, stone walls, and white picket fences.

6.HERITAGE COMMISSION ROLE AND GUIDELINES

Members are asked to review the information below

for **N O V E M B E R** mtg

SECTION 674:44-b

§ 674:44-b Powers.

I. Generally. Heritage commissions shall have advisory and review authority, specifically, as follows:

(a) Survey and inventory all cultural resources. (b) Conduct research and publish findings, including reports to establish the legal basis for a district and preparation of historic district ordinances within the municipality prior to its adoption or amendment as provided in RSA 675:6.

(c) Assist the planning board, as requested, in the development and review of those sections of the master plan which address cultural and historic resources.

(d) Advise, upon request, local agencies and other local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources.

(e) Coordinate activities with appropriate service organizations and nonprofit groups. (f) Publicize its activities. (g) Hire consultants and contractors as needed. (h) Receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the city council in a city or the board of selectmen in a town, such gifts to be managed and controlled by the commission for its proper purposes.

(i) Hold meetings and hearings necessary to carry out its duties.

II. Property. The commission may acquire, in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, a fee or lesser interest, development rights, covenant, or other contractual right, including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, limit the future use of, or otherwise conserve and properly use the cultural resources of the city or town, and shall manage and control the same; provided, however, that the city, town, or commission shall not have the right to condemn property for these purposes.

III. Historic District Commission. Heritage commissions also may assume, if authorized by the local legislative body, the composition and duties of historic district commissions.

Source. 1992, 64:2. 1993, 32:1. 1995, 138:5, eff. July 23, 1995

7.NH Neighborhood Heritage Districts manual

information given to members for future discussion.

Leslie suggested that we discuss also discuss DEMOLITION BY NEGLECT. Andrea will contact Peter Michaud, National Register to see if there is specific wording for Historic Districts.

Next regular meeting of the HDC is Thursday Oct 7, 2010

Peter Stanhope moved to adjourn the meeting, Andrea seconded it.

The meeting was adjourned at 8:32p.

Respectfully submitted,
Andrea Bodo, Secretary HDC/Heritage Commission
Minutes approved 10.7.2010