

TOWN OF RYE – HERITAGE COMMISSION

THURSDAY, April 6, 2017

6:30 p.m.

Rye Town Hall

Members Present: James Tegeder, Bev Giblin, Mae Bradshaw, Rich Davis, Chris Remick, Peter White, Alex Herlihy and Selectmen's Rep Craig Musselman.

I. CALL TO ORDER

Chairman Tegeder called the meeting to order at 6:34 p.m. and led the Pledge of Allegiance.

Chairman Tegeder welcomed Craig Musselman as the new representative to the Heritage Commission for the Board of Selectmen.

II. APPROVAL OF MINUTES

- **March 2, 2017**

The following correction was noted:

- Page 1: The minutes reflect that the Heritage Commission collected \$3,600 from fundraising efforts for February. That was an incorrect statement. **The Heritage Commission collected \$400 in February, as well as \$2.01 in interest.**

Motion by Peter White to approve the minutes of March 2, 2017 as amended. Seconded by Mae Bradshaw. Vote: 6-0-1 Abstained: Craig Musselman

- **March 12, 2017**

Motion by Peter White to approve the minutes of March 12, 2017 as presented. Seconded by Bev Giblin. Vote: 6-0-1 Abstained: Craig Musselman

III. REPORTS:

- **Treasurer – Correction/Update (Peter White)**

Member White noted that the checking account balance for funds raised by the Heritage Commission, as of March 31st, is \$12,970.35. Out of that amount, \$9,326.68 is restricted to use

relative to the Town Hall, \$3,611 is unrestricted and \$32.67 has been earned through interest, which is non-restricted. In the month of March, the only activity in the account was for an increase in interest of \$2.66, as well as \$3,575.66 for a disbursement for the mailer regarding the warrant article for the Town Hall renovation. The mailer was sent to residents prior to the town vote inviting them to an educational seminar regarding the points of the warrant article. The funds for the mailer came from the restricted funds earmarked for the Town Hall. He continued that during the month of March \$120 was spent for advertising and notices. During the first quarter of the year, the Heritage Commission has spent 10.2% of the budget.

Motion by Mae Bradshaw to accept the Treasurer's Report for the month of March. Seconded by Craig Musselman. All in favor.

Member Bradshaw noted that she will be submitting a purchase order to attend the N.H. Preservation Alliance's annual training. She will be attending along with Member Giblin. She is requesting \$90 from the events and programs budget to cover the cost of attendance, which has a balance of \$400.

Motion by Peter White to pay the cost of attendance, for Member Bradshaw and Member Giblin, to the N.H. Preservation Alliance Conference, in the amount of \$90 total, from the events and programs budget. Seconded by Craig Musselman. All in favor.

- **Public Correspondence Update (James Tegeder)**

Chairman Tegeder noted that he received a letter from resident Jane Holway who expressed her concerns with funds spent for the flyer addressing Warrant Articles 7 and 30. She is requesting the return of her donation of \$250 made in June of 2012.

Motion by Craig Musselman to return Jane Holway's donation of \$250 made in June 2012. Seconded by Mae Bradshaw. All in favor.

Member White noted the funds were restricted funds earmarked for the Town Hall and will be returned from the restricted funds.

IV. PUBLIC COMMENT

- **Kathy Cavallaro**

Tabled to the May meeting.

Member Bradshaw stated that she received a phone call from resident Linda Gordius expressing her interest in organizing a fundraiser/event to help get the Town Hall painted. Mrs. Gordius would like to speak with the commission further about the idea.

Member Bradshaw noted that a letter was sent to the Board of Selectmen, on behalf of the Heritage Commission, in regards to painting the Town Hall. The Board of Selectmen stated that Town Counsel's opinion is needed on whether money can be spent on painting the Town Hall, in light of the recent town vote. *(It was agreed to continue the discussion under New Business.)*

V. PROJECT UPDATES

- **Farragut Hotel Dig**

Chairman Tegeder stated that he has been unsuccessful in contacting the owner of the property over the past three months.

Selectman Musselman will reach out to the property owner and report back to the commission.

The commission agreed that they would still like to move forward with the project.

VI. NEW BUSINESS

- **Re-election of Officers**

- **Chair**

Motion by Mae Bradshaw to nominate Beverly Giblin as chair. Seconded by Peter White. All in favor.

- **Treasurer**

Motion by Mae Bradshaw to nominate Peter White as treasurer. Seconded by Beverly Giblin. All in favor.

- **Vice-Chair**

Motion by Peter White to nominate Richard Davis as vice-chair. Seconded by Mae Bradshaw. All in favor.

- **Clerk**

Motion by Peter White to nominate Mae Bradshaw as clerk. Seconded by Craig Musselman. All in favor.

- **Demolition Committee Appointments**

- **Russ Bookholz** – Reappointment to 2020
- **Rich Davis** – 2018
- **Chris Remick** – 2019
- **Mae Bradshaw** – 2019 (alternate)
- **Alex Herlihy** – Reappointment as an alternate to 2020

Beverly Giblin will be added as an alternate.

- **Town Hall Paint Partnership**

Chairman Tegeder stated that he received a letter from Attorney Michael Donovan in regards to painting the Town Hall. Attorney Donovan said that money can be raised to paint the Town Hall, as long as the commission has the Selectmen's approval.

Selectman Musselman noted that the Town does not normally release legal opinions to anyone in Town who asks; however, this was for the Heritage Commission needing an opinion in order to take action. It was clearly in the public interest to seek Attorney Donovan's opinion. He continued that a vote by the Board of Selectmen will be needed in order to authorize the Heritage Commission to move forward on raising funds for this purpose. In order to do that, an estimate will be needed for the painting. The question will be what should be done with rotted wood that is found on the building. There are probably two ways in which the project could go. The painter could just do the best they can without replacing a lot of clapboards, which is probably the most appropriate. He pointed out that a painter would not normally paint over wood that was not entirely sound. There would need to be an arrangement with the painter that they will be painting over wood that may not hold the paint. He believes this is a reasonable short term approach. He continued that the next step would be to have the Town Administrator and Code Enforcement Officer work with some painters to get some estimates.

Alternate Herlihy stated that his strong belief is that they should not be painting over "punky" wood.

Selectman Musselman stated there have been estimates from contractors that talked about replacing, at the low end, 25% of the clapboards or replace them all, at the high end. The cost of that beyond the painting is very significant. That is a very different scope of the project and a different scope for the fundraising. Without question, it would be somewhere between 25 to 100% to replace the clapboards. It would also be between 25 to 100% for the replacement of trim. The question is how far does the commission want to go right now. He noted that there was an estimate recently of \$68,000 to replace three-quarters of the wood, which did not include the painting. It would be a significant number to replace all of the wood. He continued that there was also some discussion that the school board study needs to be started before the Board of Selectmen authorize the commission to move forward. That would provide the rationale for painting and preserving the appearance of the building. He commented that the building should be preserved while the Town considers alternatives. He noted that the Town cannot appropriate money towards this project in 2017; however, private donations and grant funds can be used.

Selectman Musselman stated that the town election brought a positive vote to form the School Board Committee. There are prospects that would allow town hall and school district activities to be phased in over the long term at the junior high building. In his view, the Heritage Commission might focus on what other potential uses might be made of the current Town Hall Building to preserve it, without the use of taxpayer money. If the junior high building comes to the floor, the question will be what will happen to the current town hall building and will it become a drain on the taxpayers? The Heritage Commission could focus on other repurposes of the building that might generate operating funds to pay for itself so this question can be answered down the road. He continued it will take some time for the school issue to be settled and for people to become comfortable what the uses might be and if it is viable. He thinks it would become a Heritage Commission charge if the building was to become available for other uses.

Member Bradshaw stated that unless the Heritage Commission is in charge of the building, nobody really wants to start a discussion with regard to the building because the commission cannot make commitments without the Selectmen's approval. Applying for grants has been a struggle because of the turmoil around the building and not being on the same page as the Selectmen.

Selectman Musselman stated that conceptual planning, recognizing that the Heritage Commission cannot make any commitments, is not a bad step for the commission to take. If the interest is in preserving the building that might be the best avenue.

There was discussion on whether the commission should raise money to replace the "punky" wood on the existing Town Hall before painting or paint the building, as it is, with the intent that it is for a short period of time.

VII. NEXT MEETING

- **May 4, 2017 at Rye Town Hall**

VIII. ANNOUNCEMENTS

- **April 21, 2017 New Hampshire Preservation Alliance Conference:
Preserving Community Character**

ADJOURNMENT

Motion by Rich Davis to adjourn at 7:48 p.m. Seconded by Peter White. All in favor.

Respectfully Submitted,
Dyana F. Ledger