

RYE HISTORIC DISTRICT COMMISSION

Thursday, January 10, 2019

4:00 p.m. – Rye Town Hall

Present: Mae Bradshaw, David Choate, Selectmen's Rep Phil Winslow and Alternate John Loftus

I. Pledge of Allegiance

Chair Bradshaw called the meeting to order at 4:04 and led the pledge of Allegiance.

II. Introduction of Members/Seating of Alternates

John Loftus was seated for James Tegeder.

III. Approval of Minutes of Meeting: November 19, 2018 and December 03, 2018

The approval of the minutes of November 19, 2018 will be moved to the next meeting.

**Motion by Phil Winslow to approve the Meeting Minutes of December 03, 2018 as presented.
Seconded by David Choate. All in Favor.**

IV. Business

Chair Bradshaw reported that the Commission has received the New Hampshire Preservation Alliance News. She explained that the Commission only receives one copy. If anyone wants to read it she would be happy to pass it on or make copies. She pointed out that there is an interesting article in this addition on the New Hampshire 2018 "Seven to Save" program.

Chair Bradshaw stated that she would like to focus on the project of the District Guideline Update. She explained that originally they had planned to file an application for a grant through CLG to have an expert help write the guidelines. However, because the Town had three areas of interest, the CLG recommended prioritizing the projects as to importance. The CLG suggested going with the survey project. Chair Bradshaw stated that is what will be applied for in February.

The Commission members have copies of the Town of Exeter Historic District's Guidelines. It will be used to help a subcommittee draft guidelines that are applicable to the Town of Rye's Historic District. It was noted that Exeter has a larger Historic District that includes a larger commercial area than Rye.

There was discussion regarding forming a subcommittee. John Loftus stated that he would be a member but did not have time right now to chair it. David Choate stated that he was currently working to revise the Demolition Committee. The Commission agreed that having someone that lives in the district on the Committee is important. It was suggested that Katharine Brown would be a good choice. It was also suggested that Charlie Hoyt would be a good member for the committee because of his architectural expertise.

Chair Bradshaw pointed out that everyone in the District received the District handbook at the end of the year. The updated guidelines are important for the sake of consistency and what the expectations are, especially, if the District is ever going to be expanded.

Member Choate stated that if anyone sees new real estate signs in the district, let him know and he will make sure that the realtor knows that the property is in the Historic District.

Chair Bradshaw volunteered to update the introduction section of the upgrade. She stated that she would ask Charlie to help with the sections on the glossary of architectural terms. She asked Member Loftus if he would work on this section with Member Hoyt. Member Loftus agreed.

Member Choate agreed to do the section on commercial properties.

Member Loftus agreed to do the section on site elevations.

Chair Bradshaw stated that she would ask Member Tegeder to do the section on windows and doors because he has done a lot of this with the Heritage Commission. She also stated that she would ask Charlie Hoyt to do the new construction and additions.

This will leave the sections on exterior woodwork, masonry, and roofing.

The Exeter Historic District Guidelines was written by Dominique Hawkins and was copywritten by the Preservation Design Partnership in 2016. Selectmen Winslow recommended contacting Ms. Hawkins to get permission to use the document as a reference. Chair Bradshaw stated that she would contact Ms. Hawkins.

Member Choate asked member Loftus, with the Historic Structure Report and the fact that there has been a "Friends of the Town Hall" group established to raise money, why he put in an article on the warrant to tear down the Town Hall.

Member Loftus stated that he felt it is the best step forward.

Member Choate stated that it seems to be a conflict with being a member of the Historic Commission and advocating tearing down a building in the Historic District, whether it is the Town Hall or any other building in the district.

Member Loftus stated that he is not in total agreement with the Historic Structure Report. He pointed out that there was another structure report done by SMP Architects that gave a different opinion. There was a difference of opinion between two architects and two engineers.

Member Choate stated that it just seems like an unnecessary waste of energy to gear up a campaign again and to get it defeated again, as opposed to spending the time and efforts raising money to do projects to improve the Town Hall.

Member Loftus stated that if you look at it that way, fine. But the Town has already spent \$400,000 and got nowhere. There are a lot of people in Town that do not want to spend anymore money on the Town Hall. Last year it was 45% of the voters.

Member Choate pointed out that the approach now is totally different. The “Friends of Town Hall” will be going out for grants, fund raising and non-profits, as opposed to going to the tax payers. There will be a maintenance line in the budget every year, however, the bulk of the work will be done with private funding.

Member Loftus said that remains to be seen.

Member Choate added that this will not happen overnight and neither will the work. It will be done incrementally.

Member Loftus stated that in his experience, incrementally will increase the cost.

After a lengthy discussion it was agreed to disagree and ultimately it will be the voters’ decision.

Vice Chair Karen Stewart arrived at 4:44 p.m. Member Loftus was dismissed as he had another meeting to attend.

Chair Bradshaw brought Member Stewart up to date on the District Guidelines update project. Member Stewart volunteered to work on the masonry section of the update.

V. Adjournment

Motion by David Choate to adjourn at 4:46 p.m. Seconded by Phil Winslow. All in favor.

Respectfully Submitted,
Dyana F. Ledger