

**HISTORIC DISTRICT/HERITAGE COMMISSION**  
**Minutes Mar 20, 2013 4:00 PM Bartley House**

Present: C.Pynn; N.Kopec; B.Parenteau; P. Griffin;

Old business: N. Kopec made a motion to accept the minutes from the Feb meeting; B. Parenteau seconded it and all approved.

New Business

TRC: lot line adjustment to merge lots 21-Z-267 and 21-Z-275 for a more suitable driveway.  
HC response was emailed to Elizabeth Wood on 3/12: no comment, no historic properties involved.

Noah Hebert, an office intern, was introduced by Mr Dubay.

Stickney Cellarhole Project: Mike Laliberte present for Matt Laliberte was available to discuss the status of the Stickney Cellar hole project: Details on the plantings, colors, walk ways; etc will be discussed as the project progresses.

Simpson Cellar Historic District

Confirmation was made that approval was given for the project in design and scope.

Details on the plantings, colors, walk-ways, etc will be discussed as the work progresses.

Carol and Peter visited the site over the weekend. Discussion took place on the work for clean up and restoration, a sign, colors to be used-green versus black, day lilies, path extension, etc.

Any artifacts found around the site will be documented as to where they were found;



Granite Post near Simpson Rd

Shayne Gendron was present for Edward and Herbert Assoc Inc Tel: 603-432-2462; [enhinc@comcast.net](mailto:enhinc@comcast.net)

One Frost Rd Windham, NH 03087 Land Surveying and Consulting Engineers

Mr Gendron came to discuss and represent property 21G600 owned by Mr and Mrs Balise. He presented maps of the 4 acre parcel of land on Simpson Rd. There is no frontage on a town road for this property due to the discontinuation of the Simpson Rd section. Normally a landowner would own to the center of an existing road.

They do have a "right to pass", but they would like to have one drive-way built for a single home.

They have marked the position of the granite post. It is not clear on whose property the granite post sits however no one wants to take it down that we are aware of. **Shane's opinion is that they would like to preserve the granite post.**

No extensive excavation is expected near or around the post because the surrounding land is flat.

The property owners are willing to preserve the post and document this on a plan stating that the post should remain undamaged and in place. The owners would like to do something with the property and ultimately they plan to sell it.

The HC would like to see the post preserved.

A motion was made by B Parenteau that the HC is in favor preserving the granite post. A notation on the property documents that the post is on the Historic Resource list is recommended.

## HDC

Ryan Carr Property: The Dubai Group: 87 Indian Rock Rd #3a, Windham, NH 03087. This house was built in 1743. Mr Dubai, (603) 458-6462, is looking for lot line adjustment behind the Ryan Carr property. Mr Gallagher is buying the land behind the Carr property.

We reviewed the Historic Protected Covenant and were given copies of the draft. The unique characteristic is that this is a Historic house and they want it to be protected. Further review and agreement on the Covenant is requested from the HC prior to the Planning Board meeting May 1<sup>st</sup>, 2013. The Covenant identifies the purpose, and outlines Property Identification/Documentation, Considerations, Performance, a Process for Proposed Work, Compliance, Guidelines for the Treatment of Convenanted Windham Historic Buildings, Preservation Guidelines, Rehabilitation Guidelines, Restoration Guidelines, Reconstruction Guidelines, and Force Majeure.

The HC made a motion to state that we are in support of the Historic Protective Covenant and Carr property lot line adjustment in concept and that further review of the Covenant will take place with an expectation that a formal approval from the HC will be forthcoming prior to May 1<sup>st</sup> 2013.

Other properties near the Common Man Restaurant and the highway over-pass:

East House (George Armstrong House): this is being leased; Ryan Carr uses this for his investment business.

West House, (Robert Armstrong House) (aka known as the Foden House), gray, under the highway, owned by state and cannot be changed. This **house was built in the early 1800's**.

Crucius House:

Sold to Nault who sold it for \$1 to Alex Ray. The house will be moved as-is. The drive way on the Ray property will be made less steep. Enhanced images were presented on what it will look like later. The final result is intended to appear as the original house. The front door will be moved to the side in compliance with ADA requirements. There is a question on whether or not the fireplaces will be functional.

In the new setting it may be an office or shop.

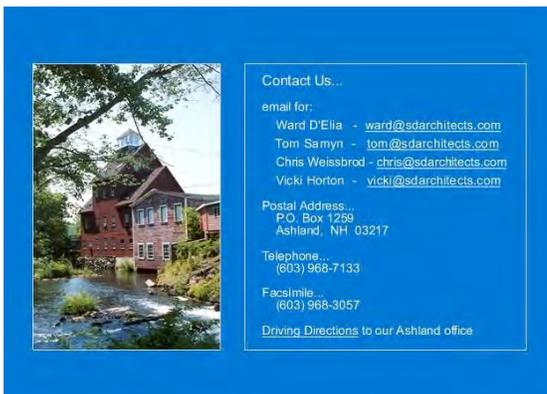
There are wet zones on the property. **It's in the WWPD.** Accommodations are being made for this. The State will be filling in the whole area behind McDonalds and Naults.

Variances are needed for the WWPD.

A motion was made to support the variances necessary and to support the plan as presented by Mr Dubai with the understanding that Mr Ray **and his architect Ward D'Elia**, will work the HC regarding the design of the relocated Crucius House.

**Samyn and D'Elia architects.** <http://www.sdarchitects.com/>

Principals Tom Samyn, AIA and Ward D'Elia; Tel 603-968-7133 Ashland, NH



The Fellows barn has been dismantled and moved to Alex Ray's property in Ashland, NH.

Robotic camera for Town Hall: to be used for the Selectman meeting room was discussed. There is no HC objection to these cameras.

State Markers: The Historical Resources Marker program can provide signs. 603-271-3483; [preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

## HDC

Documentation is necessary verifying that it is a Historic property. Could we obtain some of these signs for our Historic properties in Windham?

Northland Farm land: discussion took place about a sign or plaque to memorialize the Northland Farm. Tom Murray is fully in favor of working with us to put a boulder with a sign or plaque in place on the property. There are plenty of boulders available. More details on the type, size, style, etc will be discussed.

<http://www.pugliesecontracting.com/>

603.434.3001 • [info@pugliesecontracting.com](mailto:info@pugliesecontracting.com)

Cell for Tom Murray, CEO President: 781-389-6167

4 Ledge Rd Windham, NH 03087

[tom@pugliesecontracting.com](mailto:tom@pugliesecontracting.com)

Pound: the plows have disrupted some of the stones around the Town Pound. Carol has asked David about this and he will speak to the road agent. If there is damage will it be repaired?

Broken bridge: The road agent Jack McCartney was also called about the Cobbett's Pond bridge which has been broken by the plows. Please see the photograph below.



**NEXT HC MEETING April 10, 2013**