

HISTORIC DISTRICT/HERITAGE COMMISSION

MAY 25, 2000

Present:C. Pynn; P. Schenna; M. Stoltz; T. Furlong; C. Webber

Guest: Eric Nickerson

A special meeting of the Windham Historic District Commission was held On May 25 to consider a proposal for restoration/rebuilding of the Bartley House. Mr. Nickerson, a local developer had requested that the Commission meet with him. His recommendation was to remove the existing structure and to rebuild it on a new poured concrete foundation using granite blocks from the existing foundation as a façade. Mr. Nickerson noted that his plan included a useable basement and a fully accessible second floor. Also that it would meet all codes. Mr. Nickerson would assume all costs for the rebuild for which he would agree to lease the building (with the right to sublease) for some extended term, at a lease rate which would allow him to recover his initial investment. The Commission noted that Mr. Nickerson's cost estimate to rebuild was likely to be lower than a fair market value construction estimate. His cost estimate is approximately equal to previous estimates received by the Commission for restoration of the building. The Commission noted that commercial use of the second floor of the existing building is in question because of limited accessibility, however all members agreed that restoration of the building insured the preservation of its historical value. The Commission agreed that in order to evaluate this proposal an analysis would be required of the useable square footage of the present building Vs a rebuilt structure. It was also noted that any consideration given to rebuilding this structure must include a plan to construct a building in a manner as historically accurate in feature and detail as possible and that construction costs for that level of detail would be required. The Commission agreed to solicit additional estimates for restoration of the building. The discussion will be continued at the June 8, regular meeting.

Note: these minutes are in draft form and have not been accepted by the Commission.

