

[D R A F T]

DURHAM HISTORIC DISTRICT/HERITAGE COMMISSION
Thursday, June 6, 2024
DURHAM TOWN HALL, COUNCIL CHAMBERS
7:00 p.m.

MEMBERS PRESENT: Larry Brickner-Wood (Chair); Charlotte Hitchcock (Vice-Chair – arrived at 7:06 p.m.); Mike Hoffman; Eric Lund (Town Council Rep); Sally Tobias (Planning Board Rep); Aaron Wolfson-Slepian; and Tom Janosz (Alternate).

MEMBERS ABSENT: Carolyn Singer and Jennifer Becker (Alternate)

ALSO PRESENT: Town Planner Michael Behrendt

- 1 **I. Call to Order**
- 2 Chair Larry Brickner-Wood called the meeting to order at 7:01 p.m. and welcomed
- 3 Sally Tobias, the new representative from the Planning Board.
- 4
- 5 **II. Roll Call**
- 6 Roll call attendance was taken.
- 7
- 8 **III. Seating of Alternates**
- 9 The Chair officially seated Tom Janosz as a voting member this evening.
- 10
- 11 **IV. Approval of the Agenda**
- 12 Mr. Lund said he would like to add discussion of Durham Day to the agenda.
- 13
- 14 **Mr. Hoffman *MOVED to approve the agenda as amended; SECONDED by Mr.***
- 15 ***Wolfson-Slepian; APPROVED unanimously, 6-0, Motion carries.***
- 16
- 17 **V. Approval of Minutes:**
- 18 There were no minutes received for the May meeting. Mr. Behrendt will check into
- 19 this.
- 20
- 21 **VI. Public Comments:** There were none.

22 **VII. Staff Report:**

23 Mr. Behrendt recommended *Big Oil, Small Town*, a book about Durham’s victory over
24 attempts to build an oil refinery in Great Bay fifty years ago. There were three notable
25 heroes, among others, who stopped this from happening: Nancy Sandberg, Dudley
26 Dudley and Phyllis Bennett. He added the book makes you realize how close it came to
27 happening.

28 *Note: The 50th Anniversary presentation is available for viewing on D-CAT.*

29 It was noted that Vice-Chair Charlotte Hitchcock joined the meeting at 7:06 p.m.
30

31 **VIII. 10 Newmarket Road- Windows and Gutter.** Application to add a copper gutter
32 on the east elevation, replace window in gable on north elevation, and add two windows
33 on first floor on west elevation. Robert Bradshaw, Bradshaw Construction, contractor.
34 Susanna Nichols, property owner. Map 5, Lot 3-1, **HDC**.

35

36 Mr. Lund noted the new Map number is 108, Lot 89.

37 Robert Bradshaw of Bradshaw Construction came forward to discuss the application. He
38 said the applicant is installing two new garage doors and it’s become obvious a gutter is
39 needed. They are planning to use copper. He distributed a simple schematic and photos.

40 Next he shared a photo of the north elevation of the building showing a gable end that
41 extends above a flat roof. One window was inadvertently missed when measuring was
42 done for the original plan. The applicant would like to put the same window in the same
43 position on the south-facing side of building.

44 Mr. Bradshaw said they are planning to use a Marvin-ultimate custom window with true
45 divided lights and single pane glass with inset energy panels. They are the same specs as
46 the previous 15 windows.

47 The last item in the proposal is to add two windows on the first floor of the west-side of
48 the house. They are already approved to add new windows above and would like to add
49 two more below to allow for more daylight.

50 Mr. Hoffman said he has no issues with the application but wanted to confirm the gutter
51 size is appropriate for the roof size. Mr. Bradshaw said it’s five inches and was
52 determined by the roofing contractor.

53 ***Mr. Wolfson-Slepian MOVED to approve the application as submitted; SECONDED***
54 ***by Mr. Hoffman; APPROVED unanimously, 7-0, Motion carries.***

55 **IX. Revolution 1774 – Raid on Fort William and Mary.** Update on planned events for
56 Saturday, June 15 in Durham. **HC.**

57

58 Mr. Behrendt briefly recapped plans for the weekend. He said events start at 11:00 a.m.,
59 taking place both at Town Landing and at General Sullivan Park, in front of the General
60 Sullivan House. There will be a parade, with seating for town officials in front of Town
61 Hall, if desired. It's a way to recognize their service to the town.

62

63 He commended Joanie Osborn who initiated and coordinated the project and said, "She's
64 been amazing and did everything she said she was going to do." Promotion for the event
65 is ongoing. There's been a change in plans for the flotilla because of the ebbing tide
66 around noon.

67

68 Mr. Behrendt remarked that few seem to know the first shots fired in the Revolutionary
69 War were on the NH Seacoast rather than at Lexington and Concord.

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71

72 **X. Durham Day Discussion. June 22, 2024.**

73

74 Vice-Chair Hitchcock said in the past the Commission had a table at Durham Day, but
75 she isn't able to volunteer this year. The Chair asked if any member would like to
76 volunteer and no one came forward.

77

78 **Property at 53 Bagdad Road**

79 On another topic, Mr. Behrendt said he had forwarded information about a mid-1700's
80 gambrel at 53 Bagdad Road to Commission members. Ms. Hitchcock said it's listed in
81 some cases as a garrison, but when she visited she didn't measure the walls to confirm
82 this.

83

84 It's currently back on the market with a big price reduction and Ms. Tobias noted there
85 are foundation issues and many updates needed.

86

87 Vice-Chair Hitchcock said sometimes a non-profit conservation group will purchase a
88 home like this and add an easement before re-selling it. It was confirmed the current
89 owner isn't interested in adding any easements before selling. There are two separate lots
90 involved.

91

92 Mr. Lund said last year a house across the street from this one was torn down. It was
93 demolition by neglect. He added that if someone wants to demolish a house outside of the
94 Historic District, the only thing the town can do is delay the demolish permit by 30 days
95 in order to talk the owner out of it.

96 Chair Brickner-Wood said he's in favor of discussing how the Commission could be
97 more pro-active on properties like this. Vice-Chair Hitchcock said the first step is to
98 complete a town survey so they can definitively say that a building is historic.

99

100 In this case, she proposed working with the DHA to write-up a short history of the
101 property (built in 1716) and make it available to the realtor. She will work on this.

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103

104 **XI. Other Business**

105

106 The Chair asked about the July meeting and it was confirmed it has been moved to July
107 11th. The October meeting has been moved due to Rosh Hashana.

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110 **XII. Adjournment**

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112 *Mr. Lund MOVED to adjourn at 7:29 p.m.; SECONDED by Mr. Wolfson-Slepian,*
113 *APPROVED unanimously, 7-0, Motion carries.*

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115

116 Respectfully submitted,
117 Lucie Bryar, Minute Taker
118 Durham Heritage Commission

119

120 *Note: These written minutes are intended as a general summary of the meeting. For*
121 *more complete information, please refer to the DCAT22 On Demand videotape of the*
122 *entire proceedings on the town of Durham website.*