

CITY OF FRANKLIN HERITAGE COMMISSION

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FRANKLIN HERITAGE COMMISSION

Wednesday, October 28, 2019 at 6:00 p.m.
Downstairs Meeting Room – City Hall

Minutes

- ❑ **Call to Order**
- ❑ **Salute to the Flag**
- ❑ **Roll Call:** Present - Chairman Glen Feener, Paul Trudel, Leigh Webb, Mike Mullavey, Colby Morrill and Planner Richard Lewis. Absent – Bob Lucas.

❖ **Seat Alternates:** Chairman Feener sits in for Bob Lucas

- ❑ **Approval of Minutes of the August 28, 2019 Public Hearing Meeting of the Board.**
Members Webb and Mullavey motioned to accept the minutes. Member Trudel noted two typos. **The amended version of the minutes was approved by a vote of 4-0-0.**
- ❑ **New Business:**

H 19-10: Proctor Point LLC; Removal of the house and outbuildings at 38 Peabody Place through a controlled practice burn by the Franklin Fire Department on 11/9/19.

Attorney Chris Seufert, President of the Board for Peabody Home, John Benham of the Building Committee and Steve Kulacz, Director of Environmental Services were present. Mr. Benham informed the Commission that Peabody Home purchased the property know as Proctor Point (38 Peabody Place) in 2016. They weren't sure what they would do with the property, but it is close to the Peabody Home and the purchase price had dropped considerably. They bought it in hopes of putting it to use some day. They documented the house in photographs and invited Leigh Webb, President of the Historical Society, to also take photographs for the Historical Society's records. When they looked into repurposing the house for use by Peabody Home residents, they came to the conclusion that the old wooden structure wouldn't be suitable or safe. Vandals

had broken in and stolen all the copper. Homeless people were sleeping in there. Upon further inspection, it was discovered that the roof was leaking. In conclusion, it is not salvageable and neither is the carriage house. It was decided to take down both structures. There was still some beautiful woodwork inside and they kept a few pieces and sold the rest to an architectural salvage firm in Exeter. They then sold off all the metal inside. The house was made secure and they were preparing to tear down the house following asbestos testing and removal when the Franklin Fire Department requested the use of the building for a controlled burn for training.

Steve Kulacz added that after the asbestos removal, the house was retested for any further contaminants. It is now safe and the Fire Department has visited the site and prepped the building for the burn.

In response to a question by Member Webb, Mr. Benham stated that the salvager went through the entire building and took out everything that he could sell, unfortunately a lot of the interior doorknobs and lock sets were brass and those were stolen along with the copper. There are nice pictures painted by Alexis Proctor that they are keeping. Member Webb asked if the carriage house was salvageable, but Mr. Kulacz said there had been a fire in there previously and Mr. Benham added that when he first visited, he fell through the floor.

Chairman Feener said that the burn will be very close to the river and asked if that would be contaminated. Mr. Kulacz stated that Fire Department has coordinated with the State Fire Marshall and DES, who have given approval for the burn. There are nine different rooms that will be used for controlled burns for training purposes. Once that training is completed and there is no longer a safe way to contain those burns, they will let the rest of the house burn.

Chairman Feener asked if there was a plan to put together a commemorate plaque of the house. Mr. Benham said that they would consider that and added that there is a book in the Franklin Library written by Mrs. Proctor about the Pemigewasset Indians which included a lot about the house. Member Webb suggested that the Historical Society could contribute whatever photos they have so an interpretive walk could be created. Mr. Benham noted that they've found some Indian relics which included some mortars and the remains of a fish weir. The mortars are currently housed in the Peabody Home. He added that the Home also owns the small island.

Member Trudel asked about future plans for the site and Mr. Benham said that the property will be graded. If they go ahead with the plans for the Peabody Home, the site will be used as a staging area for the construction equipment. After that it will be graded, loamed and seeded. Plans beyond that have not been considered.

Member Webb asked, as property owners, they have considered what will be their responsibilities after the burn. Mr. Benham said that the foundation would be collapsed so it would drain, the junk would be removed and gravel would be used to fill the foundation hole, followed by loaming and seeding. Any trees that were harmed by the

fire would be removed. Mr. Kulacz added that all non-natural materials would be removed from the site.

Public: Annette Andreozzi asked about the gazebo. Mr. Benham said it was beyond repair and will be taken down. A representative of the Unitarian Church asked if they knew when and why the house was constructed. Mr. Benham said that the current house was the second dwelling on that site. Indian Artifacts have been found there, however the ground has been disturbed with the artifacts above newer materials. Member Webb added that this house was built in 1900, the second residence of the Proctors, the first house having burned. Member Mullavey added that the Proctors were the ones who salvaged all the Indian artifacts. Odell Park was actually an Indian campground. When the land was being prepared for another use, the Proctors went over by boat and dug up the relics. Those artifacts are currently on display at the Hood Museum of Art at Dartmouth College. Originally the third floor of the Proctor house had display cases filled with the artifacts.

Close public hearing: Member Trudel stated that the main building and the outbuildings can't be rehabilitated. The foundations are bowing and the rot is pervasive. It is a public safety hazard. It's unfortunate since it is a beautiful building. Member Trudel's concern is what's going to happen with the trees because most of the trees and vegetation border the house and the river and they won't survive the burn. He wants to see something that is aesthetically pleasing as you are entering that portion of the historic district. A park would look nice, but so would the trees. Attorney Seufert said that they weren't there to deal with the expansion of Peabody Home, but when they come back, they will deal with that. They will be taking the Proctor property and incorporating it into the whole Peabody project. There are some conceptual drawings that include that portion where the house is. They'll be available later.

Member Mullavey motioned that the Franklin Heritage Commission approve the removal of the house by controlled burn. Motion was seconded by member Trudel. Member Webb, said that being a preservationist, he hates to see something lost that can never exist again. He hopes that the future plans for the property will be something beneficial for the whole area. Member Trudel asked if the applicants were aware of the conditions. Planner Lewis said he sent a copy of the draft decision to Meg Miller last week. **The motion carried by 4-0-0.**

H 19-11: Hair & Company; Installation of new wall signage at 410 Central Street.

Jasmyn Griffith is the new lessee of the store front at 410 Central Street. She has been working with Stacey Jones from Tilton Signworks, who is familiar with the regulations regarding signs in Franklin's Historic District. The wall sign colors will be Sturgis Gray, Jewett White, and Ginger Root, all approved historic colors. The window vinyl will be Jewett White.

Member Webb asked if Jasmyn was new to Franklin. She stated that she currently works at Studio 73, but is now venturing out on her own. When she dropped off the sign application, Richard Lewis told her to apply to the Heritage Commission.

Chairman Feener said that it was nice that they took the initiative to find out about the regulations in the Historic District. He added that he likes the colors.

Member Webb asked if this was a flat wall sign and whether it would be attached to the building by the same means of the existing sign. He also asked if she had permission from the building owner to put up the sign. Jasmyn answered in the affirmative. He then asked if she would be open at night. She said until 6 pm and Member Webb asked if she would be using the lights that are already on the front of the building. Jasmyn's response was "if I can find a light switch". She will however have interior night lights on a timer going on at 4:30 pm and off at 6 am. Member Webb asked about the history of the gooseneck lights and Planner Lewis said that he wasn't sure when they were installed, but that they are appropriate to the area.

Open to the Public: Annette Andreozzi commended the applicant for using the names of the colors and actually picking approved colors from the list.

Member Webb made a motion to approve the sign. This was seconded by Member Trudel. **The motion carried by a vote of 4-0-0.**

H 19-12: Angel Natal; Construction of a 12 ft x 9 ft shed structure at 22 River Street.

Mr. Natal told the Commission that he just wants to put up a shed to store the stuff in his yard. When asked by members of the Commission, Mr. Natal confirmed that the siding would be board and batten. Member Webb suggested that Mr. Natal use some sort of stain with weatherproofing on the siding and asked about the color of the siding. Mr. Natal said he wanted a natural wood color.

Member Trudel said that the shed isn't visible from School Street and he approves the location. He also said that before the Commission votes on the shed, the colors of the shed and roof need to be decided. Mr. Natal said that he was happy to put up whatever the Commission felt was appropriate. It was agreed upon that the siding would be a natural wood color and the metal roof a dark brown.

Open to the Public: Ms Andreozzi said she didn't object to the choices made, but feels that the decision needs to be carefully worded for both the applicant and the commission. Not only should the location be part of the decision, but also the necessity for the shed to house the items currently sitting in the yard. It should also be noted that the siding will be wood, until such time that the applicant comes back to the Commission if he wishes to change it to vinyl siding.

Member Morrill said the board and batten siding looks good, like a sugar shack.

Planner Lewis said because of the size of the shed, it is permissible for it to be within 10 feet of the lot line as long as it is no closer to the road than the front edge of the house. Mr. Lewis confirmed the wording of the modified conditions. Member Webb

motioned to approve the application with the amended conditions. This was seconded by Member Trudel. **The motion carried by a vote of 4-0-0.**

- ❑ **Other Business:** Planner Lewis said he would double check with Attorney Seufert or Meg Miller as to when the Peabody Home wants to come back to the Commission. He added that he has received site plans for the Peabody Home for the November 13th Planning Board Meeting, but has not yet received additional plans for Proctor Point regarding possible use and landscaping after the controlled burn of the house and carriage house.
- ❑ **Public Comment:** None
- ❑ **Adjournment:** Members Trudel & Mullavey made a motion to adjourn at 6:48pm.