

Hanover Historical Commission, 6/8/21

Town Hall - First Floor Meeting Room
And via Zoom
7:00 p.m.

Members present: Peter Johnson, Charlie Minott, Judy Grecco, Caleb Estabrooks, Chris Haraden

Audience: 3 in person and 5 remote
Included in audience is Gregory Cogan, trustee for the trust that owns 733 Main St.

Called to order at 7:01 p.m.

Chairman announces that the meeting is being recorded.

Review and approve Minutes

Meeting of May 10, 2021 by Charlie Minott
Motion to approve
By Caleb
Seconded by Judy
Vote: 5-0

Hearing of May 27, 2021 by Chris Haraden

Motion to approve as amended during the meeting discussion
By Charlie
Seconded by Caleb
Vote: 5-0

733 Main Street – Vote following public hearing on May 27, 2021

Peter Johnson explains that this is the last step in the process outlined under 6-26. If approved, there will be a delay

Motion that the building 733 Main is preferably preserved, along with 2 and possibly 3 outbuildings.
By Caleb Estabrooks
Seconded by Charlie Minott

Motion - Amended by Chris to read that the house at 733 Main St is preferably preserved, along with the cobbler shop and smoke house on the property.
Seconded by Charlie
Vote to Amend: 5-0

Final vote on Amended motion: 5-0 in favor.

Comments from:

Caleb: Important to hear from people and we appreciate their comments. This house is an important part of Hanover's history and it should be preserved. My favorite idea would be to get what the owner is looking for and the preservation of open space. As we work through this process, this could be part of the conversation, that we find a way to work together to find a way for everyone to get what they are

looking for from this process. Possibility that we can go the full year of delay, but the hope is that we can find a compromise.

Charlie: If this house were not deemed to be preferably preserved, then I could not conceive what would be preferably preserved, except for maybe the Stetson House itself. Open to all ideas.

Judy: Surprised that it has gone this far and not be preserved.

Chris: Commission is committed to helping the owner during this process. We expressed our responsibility and authority under the bylaw to act on the application to demolish the house.

Kenwood Whiting 738 Main St.- Direct abutter, lives across the street. In addition to the main house, only smokehouse and cobbler shop are significant. Chicken coop and garage were added later.

Peter: The interior of this property is intact and good details have not been altered or "messed with". It is, of the houses we've seen for demolition, in the best condition. The front house is a fairly typical "Hanover House" - I would be sorry to see this house taken down, like knocking out teeth and leaving gaps in the streetscape.

Kurt Whiting, 443 Circuit Street. Brother of Kenwood. Also grew up in this house. Would be a shame to have that house be lost. Most of my years were spent there. If you look back at the maps of 1850, Main Street is one of the oldest roads in town.

Chris Tracy, 20 Buttercup Lane.

Abutter. What is most critical to me is the preservation of the open space in the rear. Indifferent on the demolition of the house itself. They seem like they are good owners and we are willing to help

John O'Leary, 754 Main St.

Former president of the Stetson House and a former board member of the Historical Society. We know that this is significant to the town of Hanover. It checks all the boxes. Past members of the historic preservation community who are no longer with us would be telling us to preserve this building if they were around today. This building predates Hanover's founding.

Peter emphasizes that we are able to find a solution that will preserve the house and allow the owners to build. We are hopeful that the owners will be willing to engage in conversations that will be helpful.

As a result of the vote (noted above) the Commission will inform the building department and the Trustee of the decision of the Commission.

Clock on one-year delay begins this evening, 6/8/21.

Establishing local Historic Districts. Commission has begun the conversation about the idea of whether the town should establish local historic districts in certain areas of town. Caleb: Right now the Commission has only one tool for preservation, and that is the demo delay bylaw. We have just one reactionary tool. This would be a new, proactive tool. Caleb discussed this with the board of selectmen. Third meeting. Certain members of the board were concerned that restrictions would prevent businesses from expanding and might have a financial impact on residents. First step is to establish the study committee. Forming a district would be a couple of years away. No vote taken last night. Peter: I see this as a long haul process. Not sure that the selectmen are familiar with this concept. Hoping to get the item on the next selectmen's agenda. More TBA

Sylvester School RFP Response. Has been withdrawn by the only developer who submitted a response to the RFP. At last night's meeting, the selectmen did not discuss it. Not sure where we go from here, as the town meeting article for the study was defeated, so there is no clear path.

Planning and goals for the next 12 months. Peter has made a list of goals and Commissioners assigned themselves to each:

Phase 3 of historic resources survey - How to use the earlier phases for informational purposes? Use it to publicize the town's old houses? Peter & Charlie

Building a constituency for preservation. Give awards for restoration that have been done. Chris & Judy

Pursuing local historic district in town - Caleb and Peter

Salmond/Sylvester study - what is the status? – Chris

Potential amendments to demolition delay bylaw (partial demo, demo by neglect, earlier in the process for development, form a process by which owners must follow when under delay) - Chris & Charlie

CPA funding of historic projects - Wall in front of the field - Wildlands Trust. Caleb and Judy

Painting at the house on Washington Street. Peter to follow up.

Identifying properties that are significant and engage the owners about preservation options so that we don't have to rush to preserve these properties. Work with CPA, Open Space, Conservation Commission, and Historical Society. (Commission to brainstorm ideas on this as a whole).

Additional shutters for Town Hall (CPA funded). John Goldthwait's concern is that the shutters were not installed after the renovation and have been disposed of. Judy will follow up on this, as there is funding available from the past renovation allocation to potentially have new ones made.

Other business - Update on Wildlands Trust and Sylvester Field. Caleb- the fundraiser is still ongoing. Donations are still coming in. Keeping yard signs up until the end of June. At \$103,000 last week, and now we are slightly higher. Goal is \$150,000. Deadline to close on the property is July 15.

Motion to adjourn at 8:45 p.m.

By Caleb

Seconded by Charlie

Vote: 5-0 in favor

Upcoming Meeting Dates

Monday July 12, 2021

Monday, August 9, 2021