

1 Historic District Commission

2 Meeting and Hearing with Canterbury Shaker Village

3 April 24, 2024, 6 pm, Town Hall - Draft Minutes

4 Members Present

5 Kevin Bragg (Chair), Harry Kinter, Anne Emerson, Kent Ruesswick
6 (BOS rep), Lois Scribner (secretary and alternate), Alex Young
7 (observing)

8 Members Absent

9 Ginger Laplante, Jeff Leidinger

10 Others Present

11 David Katz, representing Canterbury Shaker Village (CSV); abutters
12 David and Marie Abberton, Arnie Alpert and Judy Elliott, David Lamb;
13 Beth Blair, (Selectman)

14 Agenda

15 1. Call to order

16 Kevin Bragg called the meeting to order at 6 pm and explained the
17 HDC had to meet in the Town Hall because the ZBA had their
18 scheduled meeting at the Meeting House that evening. Kevin noted
19 the Town Hall acoustics were terrible especially if the heater came
20 on. The first order of business was to settle the Commission's voting
21 members that evening.

22 Kevin explained he sits on the Building Committee at CSV so he is
23 recused from any voting but he had checked with the Town
24 Administrator and he could still run the meeting. That meant the 2

alternates present needed to be made voting members. Kevin moved to make Harry Kinter and Lois Scribner voting members tonight. Kent Ruesswick seconded. Harry spoke about being both on the Board of Incorporators at CSV and the HDC, but he saw no conflict because he cared about both institutions and he did not vote at CSV. David Katz concurred that the Incorporators are more like ambassadors. All members voted in favor of designating the alternates to vote that evening.

2. Previous Minutes of April 3, 2024

Kent moved and Harry seconded approving the April 3 draft Minutes. All voted in favor.

3. Applications from Canterbury Shaker Village – background to the evening’s business

David Katz introduced himself. He is the soon to be incoming Board Chair at CSV. He gave some context for the work the Village has to undertake this year and next. The Meeting House remains the most important of all the buildings on campus. He had pulled the HDC application about the windows considering the full construction management they are planning now for the Meeting House that will require sources of funding that were still being secured. The MH windows had been given a detailed inspection by Jim Garvin. He said the are windows from the late 1700s as well as from the late 1800s on the second floor. The Simply Shaker fundraiser is to be on June 17 this year in the Horse Barn and it will be part of the fundraising for window replacements.

David said he had met with Kent Ruesswick and Ken Folsom (Town Administrator) last year to make things right, or ‘hit the reset button’

52 between the town and CSV with regard to permits for work projects.
53 He emphasized that paying fees was not the issue. The town should
54 not conclude if that the village is resisting something it is because of
55 the fees. Kevin noted that there was a long history of the town and
56 CSV working together but it had often depended on individual
57 people keeping the ties, and personnel changed over time. Kevin
58 believed that the more eyes there were to view projects the better,
59 and that it could aid efficiency and cost.

60 Kevin also addressed the abutters present and gave some
61 background to the work of the HDC in rewriting their regulations,
62 including 2 zoning amendments that passed and would include the
63 Center Historic District and the Shaker Overlay District.

64 Judy Elliott said she appreciated being invited as an abutter – she
65 cares about the Village. They feel like ‘neighbors’ more than
66 abutters.

67 The HDC members introduced themselves and then the abutters
68 and public introduced themselves.

69 Kevin noted that there may be another meeting in May where ways
70 of improving communications with Shaker Village are on the
71 agenda. He thought there could be public interest in that. The
72 Village is unique in the Overlay District compared to the other
73 residents of the Overlay. In the future there may be ways to filter out
74 some of the process for the Village given the nature of the work they
75 undertake for the Museum.

76 Kevin addressed the issue of abutter notifications for this evening.
77 The work that is occurring on these 2 applications is on just 1 or 2
78 tax lots. David said he had been surprised at the extent to which the

town identified the abutter list as it was more than he expected. He thought that only the land immediately around the projected work was involved. However, Kevin had talked to Ken Folsom and the town attorney to get advice. Despite the language of the relevant RSA, the town has historically viewed the Village as one entity, which is the Shaker Village Museum Preservation District (SVMPD). The town did not want to squeeze dollars out of the Village. Rather there was a buffer around the SVMPD with the residents who lived in the Overlay, where there were added burdens to the zoning. David said they would follow the process and hoped that some streamlining could occur in the future.

4. Application for repair of the Horse Barn Gate

David spoke to the application, regarding the gate that blocks off the Horse Barn in the car park. It fell down and broke. They had been in touch with the Woodworker's Guild and hope to find someone to build it back exactly how it was, with correct ironworks and hanging posts. The Department of Historic Resources (DHR) does not require projects like this to be approved prior to the work, just included in their annual monitoring report that the Village has to submit to DHR.

David asked how many people present there were familiar with the Preservation Easement that the Village has. In 1992 the Village granted the state of NH an easement, so the state is the grantee and they are grantor. The easement says they are obligated to keep the Village the way it was when they received it in 1992. They have baseline photos and baseline documentation. Usually, they send alteration requests to DHR for approval, there is a review, DHR

106 wants to see they comply with standards for restoration,
107 rehabilitation or preservation. Those standards control everything.

108 David proposed that he could draft this one, have HDC review it
109 before they send it to DHR and then take comments and then send
110 to DHR. Kevin said the board will need to know if something is
111 complete and they look to the state to show they know what is going
112 on. David wanted to figure out a way to give the HDC a fingerprint on
113 it before it goes to DHR. Kevin said the HDC cannot assume what
114 needs DHR approval.

115 **Harry Kinter moved to approve the work for the Gate at the Horse**
116 **Barn, in light of the original drawings and original iron work being**
117 **used. Kent seconded, and all voted in favor of approving that**
118 **work. The HDC will issue a Certificate of Approval.**

119 5. Brethren Shop roof repair

120 David said CSV is a museum and the buildings are the museum so
121 they need to be repaired to preservation standards. The Brethren
122 Shop roof has been tarped over for 2 years. Water is ruining the
123 artifacts including things inside just as the Dwelling House suffered
124 until they got the roof repaired. Stopping leakage and water
125 infiltration from the leaking roof is the priority.

126 When they looked at the baseline photos it showed 3 tab
127 interlocking asphalt shingles and they are not made anymore. They
128 got onto DHR to seek approval to use an alternative material shingle
129 and they have started the work on that, on the roof and chimneys.
130 The roofing will come off and it will be about a week's work and then
131 at least the Brethren shop will be secured from the water. David
132 Lamb asked about the roofing material and why it was chosen.

133 David Katz said it was closest to the ‘original’, by which he meant the
134 1992 baseline photos.

135 David Abberton asked about slate roofs and said he figured slate
136 kept them from burning. David Katz spoke about the complexities
137 about fire protection at CSV, and the many communications with
138 Fire Chief Gamache as they do not have adequate protection in
139 some of the buildings, just routine hand fire extinguishers.

140 **Harry Kinter moved to approve the repair of the Brethren Shop**
141 **roof as proposed, in light of the fact that the DHR has analyzed it.**
142 **Kent seconded. All voted in favor of that approval. That will also**
143 **receive a Certificate of Approval.**

144 Kevin wanted to chime in about the choices that have to be made at
145 CSV to balance portraying the museum as it was to future
146 generations versus having to repair and manage funds. The Shakers
147 would have innovated for efficiency. He was glad the abutters were
148 hearing the discussion.

149 Harry noted that the 1992 baseline period does not preclude the
150 Village from restoration to an earlier period. David Katz hoped they
151 would be fortunate with their comprehensive campaign. They have
152 not launched it yet but he showed the brochure for donors.

153 8. Generators issue

154 Kevin said it was originally a 4-generator project and HDC was
155 informed that it was going to be done. Kevin had toured the grounds
156 with Laura Black from DHR but the application to the HDC never
157 happened. Judy asked about generators. They are the emergency
158 generators needed for power outages and the 5th one was for the

159 fire suppression pump and was tacked on. Kevin said they had
160 talked about the visibility of the generators and then a 5th one added
161 and there had been no chance to talk about screening and so on.
162 Kevin said everything at the Village was open to the public and he
163 felt some of those generators should be screened in some way going
164 forward. David Katz said he had no objection to that and welcomed
165 suggestions in terms of vegetation or something else.

166 Arnie Alpert asked about a recent Monitor story with Senator Hassan
167 recently. David explained that CSV is a National Historical Landmark
168 and they wanted to be made into a National Heritage Center, it takes
169 them up a notch. So the National Park Service was now authorized
170 to make a study to see if CSV should receive this National Heritage
171 designation. It would make them eligible for National Park funding. It
172 is a lengthy process though.

173 David Abberton asked if the generators were all about fire
174 protection? No, they are cover the Village during power outages, and
175 4 of them run on natural gas and 1 on propane. They have to observe
176 code for the fuels.

177 9. Elite 8 Buildings

178 David spoke about a study conducted back in 2021 to yield building
179 assessment recommendations. They looked at the attributes of their
180 buildings and distilled down to the Elite 8 as most in need of
181 rehabilitation. Following that, one trustee Alan Stuart, chair of the
182 Building Committee, went through the DPW report and filtered out
183 the work that has to be done on the Elite 8 buildings. He gave that
184 document to Kevin. Kevin wished they had seen it before the

meeting to go through it. David will send a digital version of the DPW report and it can be made publicly available.

David also spoke about the private collection grant. It comes in 2 parts. There is a planning study and then they turn it to the foundation in October and the multi million grant is awarded the next year. The planning study is looking at getting consultants in to look at 'Religious Row'. They are doing a great sorting out and also digitizing their collections. It is incremental progress and he believes that is better than no progress.

Harry suggested that the brochure David had shared was one of the finest they have put out and he hoped it would have wide distribution. It has not gone public yet, David Katz said.

10. Any Other Business

Kevin opened up the meeting for abutters in case they wanted to say anything. There was some discussion about the overlay district and zoning maps. It was thought there are about 18 property owners in the Shaker Overlay district. The map was currently being corrected having been incorrect for some time.

David Katz said the Village is going to have to dig up a sanitary line from Brethren shop to ?? ?? Kevin asked if he could do an application with the scope of the project for the HDC? Kevin then mentioned the second ordinance passed this year, for waivers for certain HDC applications. It allowed for waiving of fees if the project does not affect abutters and is not in public view point and is minor enough for the Chair and BOS rep to waive the full hearing and fees. The application must be submitted for the record though. Kevin

211 wonders if there could be a similar situation with the Village. The
212 HDC would like to have discussions about how that could work.

213 The next meeting is on May 15, and Kevin said that was too early to
214 have that full discussion and the sanitation line hearing. June 19 is
215 possible though, to continue this conversation.

216 It was agreed to meet at 7 pm on May 15, but 6 pm on June 19 to
217 meet with CSV.

218 Adjournment

219 Harry moved to adjourn and Anne seconded. It was 7 pm.

220 Respectfully submitted,

221 Lois Scribner, secretary HDC.