HERITAGE COMMISSION
Meeting Minutes
May 7, 2026

The Heritage Commission held its regular monthly meeting in Council Chambers at 37 Green St, on Thursday, May 7, 2026.

Members: Vice-Chair Althea Barton, Carol Durgy Brooks, Chair Richard Jaques, City Councilor Aislinn Kalob, Jim Spain, Dr. Bryant Tolles, Jr. and Alternate Member Randall Cotton

Absent: Michael Dunn

Staff: Matt Walsh, Deputy City Manager – Community Development
Krista Tremblay, Administrative Technician III

1. Call to Order
   The meeting was called to order by Chair Jaques at 4:31 p.m.

2. Review / Approval of Minutes
   a. April 2, 2026 Regular Meeting
      Councilor Kalob, moved, seconded by Member Durgy Brooks to accept the Heritage Commission minutes from April 2, 2026, with one correction. All in favor. The motion passed.

3. Public Hearings on Demolition Applications in accordance with Article 26-9 of the Code of Ordinances (Demolition Review):
   a. DP-0159-2026: Application by William Young for demolition of a 1,836+/- Square Foot (gross) residential building located at 374 South Main Street.
      The applicant was not present at meeting. As such, the Commission heard items 3.b and 3.c first.

      Once those items were completed, the Chair opened the hearing and discussion about this application ensued. With Chair Jaques after listening to agenda item b and agenda item c discussed this application without the applicant being present. Chair Jaques noted it is a tiny house and hard to see from the fence.

      The Commission discussed the process and criteria for demolition at 374 South Main St, Concord.

      Vice-Chair Barton stated it is in a historic district that has been determined eligible for the national register and it has not been listed on the national register. This building has replacement windows, door and vinyl siding. It does not have the integrity in terms of its historic and it would be a non-contributing property in the historic district. It is also on the edge of the district at a busy intersection and does not meet the criteria.

      Chair Jaques agreed with Vice-Chair Barton.

Vice-Chair Barton made a motion to determine this property is not historically significant. Member Durgy Brooks seconded. All in favor. The motion passed unanimously.

b. DP-0162-2026: Application by Christopher Knight for demolition of a 2,162+/- Square Foot (gross) residential building located at #30 Penacook Street.
The Chair opened the hearing. Christopher Knight (30 Penacook St, Concord) was in attendance, and presented this this application to the Commission.

Mr. Knight stated the house was deemed uninhabitable and unsafe by the Code Administration Division of the Community Development Department in November of 2024. Occupancy is currently prohibited, and the house is in poor condition. Mr. Knight also noted that the property is a blight on the neighborhood.

Chair Jaques discussed the blighted condition of the property, and acknowledged that it had been posted by the Code Division. He also discussed the criteria for demolition review in accordance with Article 26-9 of the Code of Ordinances. Chair Jaques inquired about the Applicant's plans for the property after the demolition is completed.

Mr. Knight stated he is seeking to build a new single-family home, or a two-family home. Mr. Knight noted both will require approvals from the city.

The Commission discussed the process and criteria for demolition at 30 Penacook St, Concord. Recognizing that the building had been posted by the Code Division, several members of the Commission expressed their opinion that the building is likely exempt from demolition per 26-9-4, c of the Code of Ordinances. Several members of the Commission also expressed their opinion that the building does not satisfy the criteria established within the ordinance with respect to architectural or historical significance.

Chair Jaques asked if any member of the audience wished to speak on this application.

Ben Pritchard (28 Penacook St, Concord) lives next to the house. Mr. Pritchard is in support of the demolition.

Chair Jaques closed the hearing.

Chair Jaques made a motion to not find the building architecturally or historically significant, to allow for immediate demolition, and to request permission from the owner to document the building prior to demolition. Councilor Kalob seconded. The Chair asked for discussion.

Discussion ensued about the wording of the motion. It was the consensus of the Committee that the building did not satisfy requirements associated with historical or architectural significance, and that immediate demolition was also preferable given the blighted condition of the property, negative impacts on the neighborhood, and occupancy prohibition order by the City's Code

Division against the property. .

Chair Jaques called for a vote, and the motion was adopted unanimously.

c. DP-0165-2026: Application by Eugene Gaudette for demolition of a 24,200+/- Square Foot (gross) commercial building located at #161 North State Street.
The Chair opened the hearing. Ben French (214 W Main St, Concord) was present on behalf of the Applicant and presented the application to the Commission. Mr. French stated that the building does not satisfy any of the criteria set forth in 26-9-3, b, 1, a-d regarding the architectural or historic significance. Mr. French noted they did have someone take pictures inside and outside of the building.

Althea Barton noted the building was constructed in 1966 and is a "mid-century modern design". It was noted that other such buildings exist in this area of Concord.

Members of the Commission inquired about the design of the new building for the property. Mr. Walsh reported that the redevelopment plan has received Design Review Committee and Planning Board approvals, and presented the associated architectural renderings for the new building to the Commission. Mr. Walsh also noted that this property is not located within the historic district, therefore the Commission has no authority over design of the new building which will be constructed at the property.

Vice-Chair Barton moved to not find the building architecturally or historically significant, and to allow for immediate allow demolition. Member Durgy Brooks seconded. The motion passed unanimously.

4. Old/Continuing Business
   a. NH Preservation Alliance Annual Awards Meeting - Request for Heritage Commission Sponsorship of Open Houses
   Dr Tolles Jr. left the meeting at 5:40 p.m.

   Chair Jaques reported that he has not received anything from the Preservation Alliance as to what they need from the Heritage Commission .

   Vice-Chair Barton stated the Preservation Alliance is seeking to partner with the Commission to help spread the word about the event, and in recognition that the event is being held in Concord. She noted the event is free and that those members of the Commission interested in volunteering you can reach out to her directly.

   b. 210 Bog Road Demolition and Planning Board Update
   Mr. Walsh has nothing new to add to the agenda item.

   c. Master Plan Subcommittee Update (Draft minutes for March 17, 2026 and April 21, 2026)
   Vice-Chair Barton reported that the subcommittee met on April 21, 2026. The subcommittee

continues to review preservation accomplishments which have occurred over since the current Master Plan was adopted in 2008, and to discuss ideas for preservation related goals / policies for the future in preparation for working with the soon-to-be-selected Master Plan consultant. The subcommittee's next meeting is Wednesday, May 20th at 4:30 pm (which is a deviation from their normally scheduled date)at City Hall in the second-floor conference room.

d. Review Section VIII Historic Resources of the Master Plan 2030
There was nothing to discuss on this agenda item.

e. Monuments and Granite Markers
There was nothing to discuss on this agenda item.

5. Heritage Sign Program Review Committee update
Member Durgy Brooks stated there a Heritage Sign workshop is scheduled for May 12, 2026 at 5:30-7:30 p.m. There is a signup sheet on line at the City Library. There are a few people signed up. There is a sign approved for #2 Rum Hill Rd, in the City's west end neighborhood. The sign is dated for a building built in about 1920, which was the residence of Mary D Rice. It is the property owner's responsibility to work with sign company to have the sign manufactured and installed at their property.

6. Planning Board Update
Mr. Walsh has nothing to report.

7. City Council Update
Councilor Kalob stated in April Council approved the Billy Thompson marker in White Park.
Councilor Kalob left at 5:57 p.m.

8. Other Business
    a. 232 South Street Renovation / Demolition
    Chair Jaques noted that portions of a building located at 232 South Street and inquired whey the project had not gone through the demolition review process.

    Mr. Walsh read from the definition of "demolition" in the Article 26-9 of the Code of Ordinances. He reported that the property owner had secured separate permits for renovation of the house, as well as renovation of the barn. As construction ensued, the Code Division was informed that the property owner had demolished the barn and attached ell. The contractor for the project reported that the barn was not structurally sound for renovation. The barn was demolished without a permit.

    Mr. Walsh reported that the Code Division has updated building permit applications to notify applicants about when demolition permits are required in an effort to prevent such issues from occurring in the future.

Vice-Chair Barton distributed a handout to the Commission with "before" and "after" pictures of the property. She stated that she believes the demolition occurred in violation of Article 26-9 of the Code of Ordinances (demolition review) and inquired about potential penalties.

Mr. Walsh responded that he will inquire with the Code Division and Legal Department about potential penalties.

Discussion ensued about the demolition delay ordinance, and associated timeframes. Members of the Commission asked for copies of demolition applications as soon as possible after receipt by the Code Division. Mr. Walsh reviewed Article 26-9 of the Code of Ordinances and discussed timeframes and processes set forth therein for the Commissions review of applications. It was noted that the Ordinance was recently updated in August 2025 to revise the process and repeal the demolition review committee. He noted that if the Heritage Commission would like to further revise the process for reviewing demolition applications, the Commission should work with staff to prepare amendments to Article 26-9. Mr. Walsh stated that the Community Development Department will endeavor to provide copies of demolition applications to the Commission shortly after receipt, and separately from the Commission's monthly agenda packets. However, this would be done as courtesy, and as resources allowed, as it is not required by Ordinance. Mr. Walsh also reiterated his suggestion that the Commission update Article 26-9 for whatever procedural changes it may wish to enact concerning demolition review.

9. Adjourn

Adjournment

Member Durgy Brooks moved, seconded by Chair Jaques, to adjourn the meeting at 6:09 p.m. The motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

Krista Tremblay, Administrative Technician III