

1 Historic District Commission

2 Meeting and Hearing with Canterbury Shaker Village

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

4 Members Present

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

7 Members Absent

8 Ginger Laplante, Jeff Leidinger

9 Others Present

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

12 Agenda

13 1. Call to order

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

19 Kevin explained he sits on the Building Committee at CSV so he is recused from any voting
20 but he had checked with the Town Administrator and he could still run the meeting. That
21 meant the 2 alternates present needed to be made voting members. Kevin moved to make
22 Harry Kinter and Lois Scribner voting members tonight. Kent Ruesswick seconded. Harry
23 spoke about being both on the Board of Incorporators at CSV and the HDC, but he saw no
24 conflict because he cared about both institutions and he did not vote at CSV. David Katz
25 concurred that the Incorporators are more like ambassadors. All members voted in favor of
26 designating the alternates to vote that evening.

27 2. Previous Minutes of April 3, 2024

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

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

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

39 David said he had met with Kent Ruesswick and Ken Folsom (Town Administrator) last year
40 to make things right, or 'hit the reset button' between the town and CSV with regard to
41 permits for work projects. He emphasized that paying fees was not the issue. The town
42 should not conclude if that the village is resisting something it is because of the fees. Kevin
43 noted that there was a long history of the town and CSV working together but it had often
44 depended on individual people keeping the ties, and personnel changed over time. Kevin
45 believed that the more eyes there were to view projects the better, and that it could aid
46 efficiency and cost.

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

50 Judy Elliott said she appreciated being invited as an abutter – she cares about the Village.
51 They feel like 'neighbors' more than abutters.

52 The HDC members introduced themselves and then the abutters and public introduced
53 themselves.

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

59 Kevin addressed the issue of abutter notifications for this evening. The work that is
60 occurring on these 2 applications is on just 1 or 2 tax lots. David said he had been surprised
61 at the extent to which the town identified the abutter list as it was more than he expected.
62 He thought that only the land immediately around the projected work was involved.
63 However, Kevin had talked to Ken Folsom and the town attorney to get advice. Despite the
64 language of the relevant RSA, the town has historically viewed the Village as one entity,

65 which is the Shaker Village Museum Preservation District (SVMPD). The town did not want
66 to squeeze dollars out of the Village. Rather there was a buffer around the SVMPD with the
67 residents who lived in the Overlay, where there were added burdens to the zoning. David
68 said they would follow the process and hoped that some streamlining could occur in the
69 future.

70 4. Application for repair of the Horse Barn Gate

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

77 David asked how many people present there were familiar with the Preservation Easement
78 that the Village has. In 1992 the Village granted the state of NH an easement, so the state is
79 the grantee and they are grantor. The easement says they are obligated to keep the Village
80 the way it was when they received it in 1992. They have baseline photos and baseline
81 documentation. Usually, they send alteration requests to DHR for approval, there is a
82 review, DHR wants to see they comply with standards for restoration, rehabilitation or
83 preservation. Those standards control everything.

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

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

92 5. Brethren Shop roof repair

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

98 When they looked at the baseline photos it showed 3 tab interlocking asphalt shingles and
99 they are not made anymore. They got onto DHR to seek approval to use an alternative
100 material shingle and they have started the work on that, on the roof and chimneys. The
101 roofing will come off and it will be about a week's work and then at least the Brethren shop
102 will be secured from the water. David Lamb asked about the roofing material and why it
103 was chosen. David Katz said it was closest to the 'original', by which he meant the 1992
104 baseline photos.

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

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

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

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

119 8. Generators issue

120 Kevin said it was originally a 4-generator project and HDC was informed that it was going to
121 be done. Kevin had toured the grounds with Laura Black from DHR but the application to
122 the HDC never happened. Judy asked about generators. They are the emergency generators
123 needed for power outages and the 5th one was for the fire suppression pump and was
124 tacked on. Kevin said they had talked about the visibility of the generators and then a 5th
125 one added and there had been no chance to talk about screening and so on. Kevin said
126 everything at the Village was open to the public and he felt some of those generators
127 should be screened in some way going forward. David Katz said he had no objection to that
128 and welcomed suggestions in terms of vegetation or something else.

129 Arnie Alpert asked about a recent Monitor story with Senator Hassan recently. David
130 explained that CSV is a National Historical Landmark and they wanted to be made into a
131 National Heritage Center, it takes them up a notch. So the National Park Service was now

132 authorized to make a study to see if CSV should receive this National Heritage designation.
133 It would make them eligible for National Park funding. It is a lengthy process though.

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

137 9. Elite 8 Buildings

138 David spoke about a study conducted back in 2021 to yield building assessment
139 recommendations. They looked at the attributes of their buildings and distilled down to the
140 Elite 8 as most in need of rehabilitation. Following that, one trustee Alan Stuart, chair of the
141 Building Committee, went through the DPW report and filtered out the work that has to be
142 done on the Elite 8 buildings. He gave that document to Kevin. Kevin wished they had seen
143 it before the meeting to go through it. David will send a digital version of the DPW report and
144 it can be made publicly available.

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

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

152 10. Any Other Business

153 Kevin opened up the meeting for abutters in case they wanted to say anything. There was
154 some discussion about the overlay district and zoning maps. It was thought there are about
155 18 property owners in the Shaker Overlay district. The map was currently being corrected
156 having been incorrect for some time.

157 David Katz said the Village is going to have to dig up a sanitary line from Brethren shop to ??
158 ?? Kevin asked if he could do an application with the scope of the project for the HDC?
159 Kevin then mentioned the second ordinance passed this year, for waivers for certain HDC
160 applications. It allowed for waiving of fees if the project does not affect abutters and is not
161 in public view point and is minor enough for the Chair and BOS rep to waive the full hearing
162 and fees. The application must be submitted for the record though. Kevin wonders if there
163 could be a similar situation with the Village. The HDC would like to have discussions about
164 how that could work.

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

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

168 Adjournment

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

170 Respectfully submitted,

171 Lois Scribner, secretary HDC.