

Historic District Commission  
Minutes

May 14, 2013  
Old Town Hall & Langdon Library

Present: Gail Pare, Chairman; John Lamson; Elaina D'Orto ; Paul Pelletier; Jan Stuart, BOS

Library Trustees (present at library only): Melissa Prefontaine, Lee Lamson, Gup (Granville) Knox, Steve Bush, Jack O'Reilly; Architect: Ron Lamarre; Construction Manager: Jeff Parks

The meeting was called to order at 4:35 pm (1635) at the Old Town Hall  
Minutes of April 1, 2013 were approved

New Business

NH Preservation Alliance - dues approved

Old Business -

- Review of RSAs concerning Historic District Commissions
- Review of Langdon Library expansion project
  - Discussion of Peter Michaud, NHDHR National Register Coordinator, memo
    - The brick front on the new addition is a better solution
    - Patterned siding is too "Disney" not real - consider clapboards or shingles
    - Remember the road arc is the original road in the District
  - J.Stuart asked if the addition would be better on the back
    - Concerns - Visibility from Meeting House and Nimble Hill Road; more tree removal; location of well; interior issues and staffing
    - The HDC opinion is that the current plan best addresses all the concerns
- 5:10 Reconvene HDC meeting at Langdon Library- present Library Trustees, architect and construction manager
  - Review of construction documents presented by Architect Ron Lamarre
  - Site walk outside the Library to review proposed construction materials
    - Colors can be decided when samples are constructed
    - Vertical siding exists near the district - Frink barn addition and others
    - Samples of Norris bricks are the best color match
  - Discussion of 2 versions of parking plan
    - Version 2 - would need to narrow the entrance way
      - Not in the budget
      - No lines on the Meeting House parking lot
      - Version 1, parking in front of building, is covered in the budget
    - Maintained concerns that impervious surface addition be minimized
      - Review of colors also required
  - HDC prefers a comprehensive discussion of parking needs in the Historic District
- J.Lamson moved, J.Stuart 2nd to accept the new addition to the Langdon Library as presented on the 5/14/2013 plans: to include bricks wrapped around the front portion, cement board and batten siding on the side and rear elevations, 2 over 2 windows in the bricked areas, doubled on the sided areas, 50 year architectural shingled roof; final approval contingent upon review of mockup wall showing colors and actual materials.
  - Voted yes 4; no 0 - E.d'Orto had to leave before voting (no objections)

Meeting adjourned 6:25 pm (1825)

Respectfully submitted

From: "Michaud, Peter" <Peter.Michaud@dcr.nh.gov>  
Date: May 7, 2013 11:55:35 AM EDT  
To: "Gail Pare" <gmpare@comcast.net>  
Cc: "Scott Campbell" <scott@langdonlibrary.org>

Dear Gail & Scott,

Thank you for your time on Friday to look over the work that has been completed at the Langdon Library and to review some of the recent changes in the design for planned expansion of the library building. In previous consultation, I had expressed some concern with the compatibility of the design when it tried to emulate a barn. I was pleased to see that changes that have occurred in the design have moved away from that aesthetic choice and are instead drawing from the library building for the detailing of its front façade. The use of materials on the front façade that matches the brick and granite of the library bring a compatibility of materials to the addition. The round date-stone set in the gable of the addition creates an architectural tie-in with the oculus window in the gable on the front façade of the original library.

In reviewing options for the side and rear façade of the library, I am under the impression that brick is cost prohibitive and other siding options need to be explored. In looking at what other siding treatments, materials that are appropriate for the library and the National Register listed district it is located in should be given priority over other choices. I was glad to learn that the board and baton siding originally proposed was being reconsidered because of the material's technical uncertainty. As we looked around the district that day, we noted that the predominant siding for contributing buildings was predominantly clapboard with some shingled, brick and stone buildings. If brick is only possible for the front façade of the library's new addition, I would recommend looking at clapboarded or possibly shingled walls for the side and back elevations.

Finally, we discussed the issue of parking and roadways and the proposal to remove the roadway that curves in front of the library building. In looking at historic photographs, it appears that the curved roadway is the original roadway for the village and if it were to be removed the effect of that removal on the library and on the district as a whole should be considered. As an original roadway, I would suggest keeping the road and exploring ways to provide logical and efficient parking for the expanded capacity planned for the Langdon Library.

On a related note, I have provided the RSA for cemeteries as an attached document. I do not think that your planned addition will be coming within 25 feet of your cemetery boundary, but it is good to keep this state law in mind for this and other projects in the village area.

Sincerely,

Peter

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Peter Michaud  
National Register,  
Preservation Tax Incentives, & Easements Coordinator  
New Hampshire Division of Historical Resources  
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*About the New Hampshire Division of Historical Resources: The New Hampshire Division of Historical Resources was established in 1974 as the "State Historic Preservation Office." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr) or by calling (603) 271-3483.*



April 2, 2013

Re: Land in front of Langdon Library

Dear Selectmen:

The Historic District Commission and the Library Board of Trustees met last evening for a joint meeting to discuss various aspects of the library expansion project. Of particular interest is the parking situation in front of the library. Discussion ensued regarding the use of the small triangular parcel of land between the road and the front of the library, as well as the rest of the Nimble Hill Road side of the driveway. However, these areas are not within the property lines of the library, but rather are "town-owned" property.

We are asking the Board of Selectmen to approve having the library conduct a feasibility study for developing parking spaces along the Nimble Hill Road side of its driveway. The area would need to be evaluated for water table levels and drainage, as it regularly collects water. If it is determined that the drainage is poor and would require much work to make it usable, we would need address the costs with the Town, as that cost has not been incorporated in the Library expansion project's Guaranteed Maximum. If per chance it is a simple process, it would be the solution to the parking woes for both the Library and the Meeting House.

We can discuss this in further detail at your next meeting on 4/15/13. Please do not hesitate to contact either Melissa or Gail should you have any questions.

Most Respectfully,

A handwritten signature in black ink, appearing to read "mp", with a horizontal line extending to the right.

Melissa Prefontaine, Chair - LBOT

Gail Pare, Chair- HDC