

MINUTES FROM OCTOBER 7, 2022 – MEETING #1

Location: Strafford/Remote

Attendees: **Town of Strafford:** Phoebe Mix; Lisa Bragg; Shelby Coburn; John Freitag; Curt Albee; Rockwell Fuller; Anni Praetorius; Stephen Dycus; Geoff Martin

State Division of Historic Preservation: Catlin Corkins; Elizabeth Peebles

gbA: Matt Bernhardt; Tom Bachman

OLD BUSINESS: none

NEW BUSINESS:

- 1.1 Site has limited space for a possible addition. Septic and water are shared with neighboring owner(s) and not on Town owned land. Owner(s) of lots to South(rear) and East(left) open to discussions of a land swap.
- 1.2 Some committee members feel land swap has to be finalized before moving forward. Neighboring owner that controls the land would like input on design before moving forward with land swap.
- 1.3 Town would like land swap to include enough land for future expansions.
- 1.4 Surveyor has been hired by town. Surveyor needs to delineate limits of floodplain/floodway.
- 1.5 Caitlin Corkins said that stipulations stemming from the grant money used for the new roof in 2010 expired after 5 years.
- 1.6 Possible funding sources include:
 - State and Federal grants but this will trigger Division of Historic Preservation involvement.
- 1.7 Encroaching in the river corridor/flood zone will impact State and Federal funding eligibility.
- 1.8 Caitlin Corkins and Elizabeth Peebles are willing to assist/advise with historic preservation concerns regardless of funding.
- 1.9 Typical preservation considerations for this building will include:
 - Use of compatible materials - don't distract from building or surrounding district.
 - Preserve the building's contribution to the district.
 - Addition should not rise above or interfere with the gambrel roof.
 - Protect and preserve wood floor, window trim, base board, and other interior historic features that remain.
 - Site review to see if an archeological study is needed where building expansion might be.
 - Building can be raised above street to address water infiltration if that makes sense.
 - Exterior stair removal is not seen as problematic
- 1.10 Schedule involves developing a direction by January in order to take to the Town for review in March.
- 1.10 Future meetings to be tentatively on 2-week schedule- most likely on Fridays.

END OF MINUTES

NEXT MEETING: October 14, 2022. 1:30 pm., at Strafford Town Hall.

COPIES TO: Attendees

These minutes are part of the official record. If corrections need to be made, please contact gbA as soon as possible for inclusion in the next minutes.