

HISTORIC DISTRICT COMMISSION
TOWN OF JAFFREY, NEW HAMPSHIRE
DRAFT - MINUTES OF MEETING

January 7, 2016

Present: Marijean Parry, Ron Reid, Kit Schiele, Rick Stein

Unable to attend: Rob Deschenes, Jack Minter, Thomas Rothermel, Rich Pedott

Guests: Rob Stephenson, President, Jaffrey Historical Society

Chairman Ron Reid called the meeting to order at 7:00 pm indicating that the meeting will focus on the Hearing only. All other matters of the HDC will be moved to February 4, 2016 meeting.

PUBLIC HEARING:

[Application 1-2016] Rob Stephenson, Pres., on behalf of the Jaffrey Historical Society (JHS)

Request for approval to construct a timber-framed one room, single story ca. 330 s.f. structure to accommodate two historic hearses on a town-owned site to the south of the Old Burying Ground.

It was noted that a quorum had been reached so the hearing would proceed. Only attending HDC members are allowed to vote; absent members are permitted to provide their opinions but may not vote.

Kit Schiele explained that the application was received by email and hard copy at the Town Offices on 12/15/15 from Rob Stephenson, speaking for the JHS. Abutters were notified by certified mail on 12/17/15. Abutters are: Cullen/Ostrander, Sterling, Town Common, Petkovich, and Ames.

Rob Stephenson began with a slide presentation with a brief history of the hearse houses and antique hearses passed to the JHS by the Town of Jaffrey.

There are 2 hearses: 1868 Wheeled Hearse is currently located in Squantum. The second hearse is a sleigh hearse currently housed in the Hearse building by the Village Cemetery on Rt. 124 east of the Post Office. It is believed that the first house was constructed in the 1860s and moved to its current site near North and Nutting Roads. The second house was removed to the Village Cemetery in the early part of the 1900s.

The JHS proposes to build, with the aid of students from ConVal/Conant High Schools, a one-story hearse house (357 s.f.) containing 3 windows and a door as described in attached description. The structure would be approximately 16'5" x 20'5" approximately 2 –story of post and beam framing, clapboarded and painted white to match the other buildings.

The current proposed location is to the left of the flag pole by the Old Burying Ground. It is approximately 15' from the original proposed location of last summer. The original wood posts are still in place for comparison. (See Attached). The land is owned by the Town. The Town and JHS would need

to agree to an arrangement to accommodate the proposed building; while the JCVIS maintains the 16 acres of land surrounding the sheds and Meetinghouse, the HDC has jurisdiction of buildings within the district boundaries.

Post Presentation:

Anne Webb asked if Rob S. has a picture of the Meetinghouse looking back to the east from Sterlings?
Response: No.

Rob S. went on to say that when the application was pulled, it was suggested there be community input. A brief history of dates follows:

Aug. 2015 Charette – A working session on the Town Common was held to raise awareness and issues surrounding the project. A tubular replica was positioned outside of cemetery in front of flag pole.

Sept. 2015 JHS Meeting discussed 4 options for location: 15 ft. west of proposed location, Southside of Blackberry Lane, next to/near LRSH, or inside cemetery on original footings. Siting near LRSH or Southside of Blackberry Lane was not in favor with the JHS.

Oct. 2015 A Special Meeting at Civic Center of JHS was held. Resolution presented and voted to put structure 15 ft. west of original position.

Jan. 2016 HDC Hearing date. Rob S. commented on setback issue and a need to get Town to agree on an arrangement for JHS to use the Town land on which it proposes the building be sited.

Approvals: While uncertain if Board of Adjustment hearing is necessary, proposal would need to go to Selectmen. Selectmen need to go to Town Meeting, a building permit would be required, and advisory board approval from the schools would be necessary to proceed. A letter provided by the Principal at Conant was inconclusive whether student participation would be granted. The State would need to weigh in on whether a building is allowed within the Cemetery, if that were brought to the table as an option.

Fundraising: Raising funds would need to take place after all approvals, and require in the range of \$20K-\$25K. The HJS may contribute up to \$5,000.00 from their funds.

Construction: This is proposed to begin in fall of 2106 or 2017.

Abutters: Abutters were asked to speak in favor or against the project. No one came forward to speak.

Janet Grant asked for clarification on the estimated costs. Verbal estimates by builders Tim Foley, Andy Webber and Jim DePaul ranged from \$20k-\$25K. In response, Rob S said the JHS endowment could put in \$5K. Labor is free if school children are allowed to work on project. Donations of materials are being sought.

Ken Campbell asked about the possibility of the last 3 bays of the Sheds be taken down to accommodate the hearses. A discussion about location options was discussed regarding the shed height, the narrowness in placing beside the original spot within the cemetery, along with maintenance issues and a larger profile.

Nancy Lloyd, as a past member of the HDC and a Bed & Breakfast owner in Jaffrey Center spoke about her turnaround from being against to currently being in favor of the project siting the willingness of the JHS and Rob S. to address concerns of others and how they listened to residents.

Peter Russell spoke both for and against. He spoke for himself and his wife, Jinnie who was unable to attend meeting. They are in favor the hearse house in concept; however they are strongly against the location. He pointed out how his letter sent to the October 2015 JHS Meeting was not read as requested at that time. Peter read the letter which spoke to the siting and how public views are affected and how there are few left (Centennial Park, the Grand View, and the Common) and this siting would significantly reduce the view of the Mt. Monadnock.

Peggy Watling agreed that the view is negatively affected as well as the whole Common.

Bill Driscoll, JHS member, stated he was in favor of the proposed location and the importance of what it brings to the town, the cooperation of the schools, and involvement of future Jaffreyites by the students doing the work. Bill D. believes enhancement for the town and its history and the younger population would be doing it for the good of the town.

Harvey Sawyer said a lot of work had gone into this project and he was not speaking for or against. However, it has value and he admired the project work accomplished so far and felt it would be a shame not to make it happen. Harvey spoke to the contentious feelings in the community and hoped that all for or against would find consensus.

Janet Grant agreed with Harvey S. said and felt that consensus was wanted, and that it appeared to be more about the location.

Betty Royce was in favor of the project and felt it was worthwhile. She felt the location was correct in its current location (15 ft west of original) and should not be within the cemetery. She went on to express how being on the south side of Blackberry may not be a fitting location because of the height compared to the LRSH may be problematic, taking away from the "naturalness" of it. She ended by saying there would be no objection or loss of view on the project in her opinion.

Joyce Petkovich asked in support why the 2 hearses couldn't be housed in the sheds. Rob S. sited that it is an "artificial solution" vs. a logical solution along with issues surrounding saving the horse sheds. Protection of the hearses was problematic in the sheds with vandals, headroom for hearses and town deeds.

Anne Webb asked if a hearse is contained within the Village Cemetery Hearse House and the response was affirmative. A sleigh hearse is housed in the Village Cemetery building.

Bill Driscoll stated how the goal of being historically accurate and the value of getting the house with hearses as close to the original location as possible and how as such, it is a part of the historic preservation of the town and village.

Cassius Webb was not in favor and remarked on the meaning of 'preservation' and expressed that in this case, it was not preservation with a new structure. New construction is not permitted according to the guidelines.

Chairman Ron Reid shared a letter from Rich Pedott, HDC member, who was unable to attend the meeting. His concerns are that the structure is not a restoration but a replica, the location is not original or consistent with the original vision of the site, that it would detract from the beauty of the site and may consequently adversely affect property values in the District. (see attached letter).

Eileen Hackler, in disapproval of the project, pondered why there was a discussion at all since there are no buildings allowed per guidelines, it was a replica not preservation according to the HDC Guidelines, and further building the structure would set a precedent for further development of the Common.

Nancy Lloyd suggested a 5th option for location at the Petkovich's end of the sheds.

Hal Danser presented his letter in opposition to the proposed 'garage' quoting the guidelines of the HDC as saying, "new construction or roads in the Upper or Lower Commons, the Burying Grounds, around the Meetinghouse or Horse Sheds, or in front of the Melville Academy are not allowed" and further how the 'garage' [does not meet] those requirements of setbacks, scale, massing, rooflines, or fenestration." He asked to keep the character and deny the application. The letter goes on and is attached for reading.

Suze Campbell, Pres. /JCVIS, also read her letter of opposition from a few perspectives: personal, JCVIS, as an involved member of the First Church of Jaffrey, its educational and historic value and the collaboration of the JCVIS members. "I have been asked a number of times what my position is about building a Hearse House on the currently proposed site....I am personally against building [the structure] on the proposed site...[it does not] conform with the mission of the JCVIS. The JCVIS Executive Board is in agreement with the feelings shared by a majority of people, JCVIS members and friends alike, who have contacted me: "It would be a good thing to build a structure somewhere to protect and preserve the town's two antique hearses, but the site proposed is not an appropriate one." Whereas education about the history of Jaffrey's hearses is important, it is not dependent upon the proposed site. There is a strong desire to avoid conflict within the town's community such as the proposed site has caused." (See attached letter).

Paul St. Pierre, JHS, spoke about sitting at the LRSH and watching the activities in the area such as the weddings during the summers. He spoke about the permanency of the project, the value of how little use it might get, how Mt. Monadnock as the backdrop would be altered forever, plus the effect on weddings being conducted and photographed at the site. Paul S. is not in favor. "It doesn't sing" [and speaks of death].

Sam Hackler, member JCVIS & JHS, expressed his support and non-support of the hearse house, noting It is a good project in a location that has caused division. Sam H. hopes that the community will come together and asks for a more acceptable location. He requested that the HDC deny this application.

Ken Campbell recited his letter of opposition. Ken C. spoke of life in the community and going to view the mountain almost every day and what the Common, Meetinghouse, cemetery, sheds, and LRSH mean to him at present and as past president of the JCVIS 2007-2012. Ken C. went on to express his respect for Rob S. and Bill D. When it comes to the proposal, Ken C. took issue with the guidelines of which Rob S. and Bill D. were deeply involved in creating. Ken went on to point out the Guidelines section on Open Space & Vistas (p. 19). After the quoted section, he went on to "urge the Jaffrey Historic commissioners and any other Town Boards to adhere to the HDC design guidelines and maintain the beauty of this common as is." (See attached).

The board has 45 days to respond decide their findings. The Commission agreed there should be a Site Visit on Friday, 1/8/15 at 10:30 am.

Meeting adjourned at 8:45 pm.

The next meeting of the Commission will be held Thursday, February 4, 2016 at the Jaffrey Meeting House at 7pm. Meetings are open to the public. Minutes are posted at the Town Offices, the Post Office, and on the town website http://www.townofjaffrey.com/Pages/JaffreyNH_Bcomm/HDC/index.

Respectfully submitted,

Kit Schiele, Secretary

APPLICATION

DIRECTIONS Submit completed Application to the Secretary of the Commission. A processing fee of \$5 plus the cost of certified mail per each abutter including the applicant must accompany the Application in order for it to be accepted. If you are uncertain as to the number of abutters, contact the Secretary (list abutters on the reverse of this Application). Make checks payable to the Jaffrey Historic District Commission. All required plans, drawings, exhibits, photographs, samples, etc., must accompany the Application in order for it to be accepted. Applications must be received and accepted at least 14 days before a meeting in order to be heard at that meeting. For other details including the Commission's guidelines, consult the Handbook for Residents, a copy of which may be obtained from the Secretary.

I/we, JAFFREY HISTORICAL SOCIETY, do hereby state that I/we intend to perform the following to our property located within the bounds of the Historic District:

Construct a timber-framed, one room, single story ca. 330 sq ft structure to accommodate two historic herbuses on a town-owned site to the south of the Old Burying grounds.

1. The proposed work may be described as a . . .

- Physical change (e.g. paint color);
- Addition (increase in square footage);
- Conversion;
- Other: _____
- Repair;
- New construction;
- Demolition;
- Alteration;
- Reconstruction;

2. Expected starting date: SPRING OR FALL 2016 Completion date: SPRING OR FALL 2016

3. I/we propose to change the use of all or a portion of our property

from: _____ to: _____

4. To the best of your knowledge does the proposed work or change conform to relevant local and state laws, regulations and ordinances? If not, please explain:

YES

5. Does the proposed work or change require approval from other Town boards or departments?

If yes, which ones: *BUILDING INSPECTOR, BOARD OF SELECTMEN, TOWN MEETING*

6. I/we understand that the Commission has forty-five (45) days from the acceptance of this Application by the Secretary of the Commission in which to act upon my/our proposed change(s).

Signature(s): *Robert B Stephenson, President*

Date: 15 DEC 2015

Address: P.O. Box 435 Jaffrey

Telephone: 532-6066

Abutters
To Lot 228/67 Old Burying Ground

228/65 Curtis A. Ostrander/Suzanne J. Cullen
20 First Tavern Road

228/66 Nancy and Kevin Sterling
38 Blackberry Lane

228/68 Town Common
15 Laban Ainsworth Way
Town of Jaffrey
10 Goodnow Street

228/69 Joyce and Vladimir Petkovich
20 Blackberry Lane
283 First Hill Road
Franconia, NH 03580

228/70 Heather and Richard Ames
12 Blackberry Lane

Addendum

Jaffrey Historical Society application to the Jaffrey Historic District Commission
Filed 15 December 2015

The Jaffrey Historical Society seeks approval for the construction of a replica of a Hearse House that once stood at the west end of the Horsesheds at the Old Burying Ground in Jaffrey Center.

The original structure was moved to a site in downtown Jaffrey off of Nutting Road at some time in the mid-1900s and survives there today as a private storage shed.

The Society proposes to replicate this structure as closely as possible using traditional materials.

The Society expects the Building Trades Program at Conant High School to undertake the construction of the structure with the timber frame being designed, cut and fitted by Scott Jenkins of Jenkins Woodwrights of Frankestown, NH. Construction is expected in the spring or fall of 2016.

The structure will be the same dimensions as the original Hearse House, i.e. 17 feet wide by 21 feet long and 16 feet tall at the peak. It will be, then, 357 gross square feet.

The roof and wall sheathing will be rough sawn pine. The outer walls will be white-painted wood clapboards. The roof will be of wood shingles. There will be one door, facing east, painted white, hinged at either jamb and opening out. There will be above the door a hand-lettered sign, black on white, reading 'Hearse House.' There will be a single double-hung 9/6 true divided light window at either gable end. The structure will sit on granite or concrete piers as did the original Hearse House. The Society proposes the same windows for the northside (three) and the westside (two). These windows will have operable black-painted blinds (shutters). These latter windows represent the only features not found in the original structure and are being proposed in order to provide natural light to the interior and allow the hearses to be viewed at times when the building is not open for visitors. Because of their being on the north and west facades they will not detract from the views from the Common.

The Society proposes to site the structure south of the southerly stonewall of the Old Burying Ground and west of the present gate. This is very close to the original location which if used would cause maintenance difficulties, obstruct to some extent the view into the cemetery and beyond and require the removal of a portion of the existing stone wall. The site is presently staked at the corner points of the proposed structure. *Note:* The proposed location has been moved 15 feet further west from the location first proposed. The site is reasonably level and would require minimal preparation and the removal of one ash tree.



**APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT**

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV and IX.

RURAL

I. LOCATION OF BUILDING

AT (LOCATION) BLACKBERRY LANE (NO.) LOT 228/67 (STREET) ZONING DISTRICT HD

BETWEEN LABANAINSWORTH WAY (CROSS STREET) AND FIRST TAVERN ROAD (CROSS STREET)

SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE 1.8 ACRES

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>		<p>D. PROPOSED USE - For "Wrecking" most recent use</p> <table border="0"> <tr> <td>Residential</td> <td>Nonresidential</td> </tr> <tr> <td>12 <input type="checkbox"/> One Family</td> <td>18 <input type="checkbox"/> Amusement, recreational</td> </tr> <tr> <td>13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -</td> <td>19 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel or dormitory - Enter number of units - - - - -</td> <td>20 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage</td> <td>21 <input type="checkbox"/> Parking garage</td> </tr> <tr> <td>16 <input type="checkbox"/> Carport</td> <td>22 <input type="checkbox"/> Service station, repair garage</td> </tr> <tr> <td>17 <input checked="" type="checkbox"/> Other - Specify <u>ACCOMMODATION FOR 2 HISTORIC HORSE-DRAWN HEARSES</u></td> <td>23 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td></td> <td>24 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td></td> <td>25 <input type="checkbox"/> Public utility</td> </tr> <tr> <td></td> <td>26 <input type="checkbox"/> School, library, other educational</td> </tr> <tr> <td></td> <td>27 <input type="checkbox"/> Stores, mercantile</td> </tr> <tr> <td></td> <td>28 <input type="checkbox"/> Tanks, towers</td> </tr> <tr> <td></td> <td>29 <input checked="" type="checkbox"/> Others - Specify <u>←</u></td> </tr> </table>		Residential	Nonresidential	12 <input type="checkbox"/> One Family	18 <input type="checkbox"/> Amusement, recreational	13 <input type="checkbox"/> Two or more family - Enter number of units - - - - -	19 <input type="checkbox"/> Church, other religious	14 <input type="checkbox"/> Transient hotel, motel or dormitory - Enter number of units - - - - -	20 <input type="checkbox"/> Industrial	15 <input type="checkbox"/> Garage	21 <input type="checkbox"/> Parking garage	16 <input type="checkbox"/> Carport	22 <input type="checkbox"/> Service station, repair garage	17 <input checked="" type="checkbox"/> Other - Specify <u>ACCOMMODATION FOR 2 HISTORIC HORSE-DRAWN HEARSES</u>	23 <input type="checkbox"/> Hospital, institutional		24 <input type="checkbox"/> Office, bank, professional		25 <input type="checkbox"/> Public utility		26 <input type="checkbox"/> School, library, other educational		27 <input type="checkbox"/> Stores, mercantile		28 <input type="checkbox"/> Tanks, towers		29 <input checked="" type="checkbox"/> Others - Specify <u>←</u>
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<p>B. OWNERSHIP</p> <p>8 <input checked="" type="checkbox"/> Private (Individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State or local government)</p>																													

<p>C. COST</p> <p>10. Cost of Improvement..... <u>CA</u> \$ <u>20,000</u> (Omit cents)</p> <p>To be installed but not included in the above cost</p> <p>a. Electrical <u>NA</u></p> <p>b. Plumbing <u>NA</u></p> <p>c. Heating, air conditioning <u>NA</u></p> <p>d. Other (elevator, etc.) <u>NA</u></p> <p>11. TOTAL COST OF IMPROVEMENT <u>CA</u> \$ <u>20,000</u></p>		<p>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.</p> <p><u>The proposed structure will replicate the original Hearse House on this approx. site. It will house, protect & display to 2 historic Jaffrey horse-drawn hearses.</u></p>	
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III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood frame <u>timber</u></p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Others - Specify _____</p>		<p>G. TYPE OF SEWAGE DISPOSAL</p> <p><u>NO SEWER</u></p> <p>40 <input type="checkbox"/> Public or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.)</p>		<p>J. DIMENSIONS</p> <p>48. Number of Stories..... <u>ONE</u></p> <p>49. Total square feet of floor area, all floors, based on exterior dimensions..... <u>357</u></p> <p>50. Total land area, sq. ft. <u>1.8 ACRES</u></p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Others - Specify <u>NO HEAT</u></p>		<p>H. TYPE OF WATER SUPPLY</p> <p><u>NO WATER</u></p> <p>42 <input type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>		<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>51. Enclosed..... <u>0</u></p> <p>52. Outdoors..... <u>0</u></p>	
<p>I. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>44 <input type="checkbox"/> Yes 45 <input checked="" type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>44 <input type="checkbox"/> Yes 45 <input checked="" type="checkbox"/> No</p>		<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>53. Number of bedrooms.....</p> <p>54. Number of bathrooms { Full..... Partial.....</p>			

IV. IDENTIFICATION - To be completed by all applicants

Name		Mailing address - Number, Street, City and State	ZIP code	Tel. No.
1. Owner or Lessee	JAFFREY HISTORICAL SOCIETY	40 MAIN ST JAFFREY, NH	03452	532-6066
2. Contractor	CONANT HIGH SCHOOL BUILDING TRADES PROGRAM		Builder's License No.	
3. Architect or Engineer	SCOTT JENKINS JENKINS WOODWRIGHTS	FRANCESTOWN, NH SJENKINS@CONVAL.EDU		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to confirm to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date
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DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

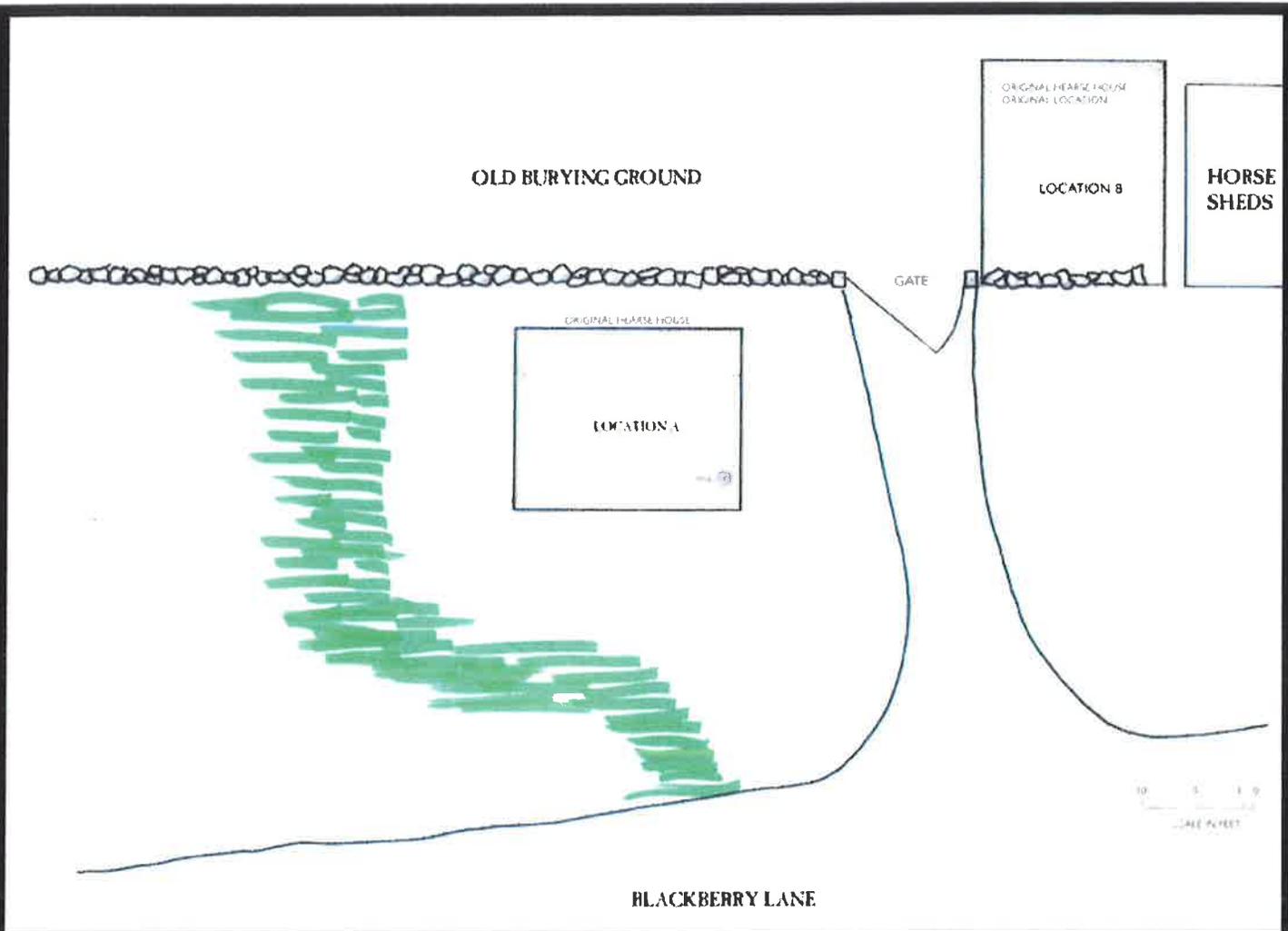
Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

	Check	Date Obtained	Number	By		Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

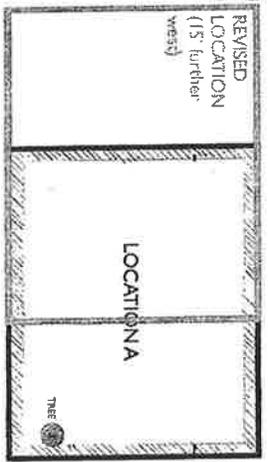
Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____ Certificate of Occupancy \$ _____ Drain Tile \$ _____ Plan Review Fee \$ _____	<p style="text-align: center;">FOR DEPARTMENT USE ONLY</p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved by: _____ _____ TITLE	



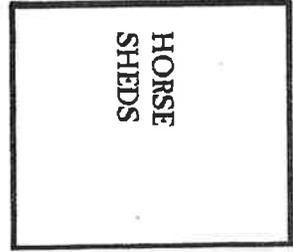
Site plan showing original Hearse House location (B) and proposed location (A) of new Hearse House.

Site Plan showing the original location of the Hearse House (Location B) and the proposed site for a new Hearse House (Location A). Since first proposed the location has been moved 15 feet to the west.

OLD BURYING GROUND

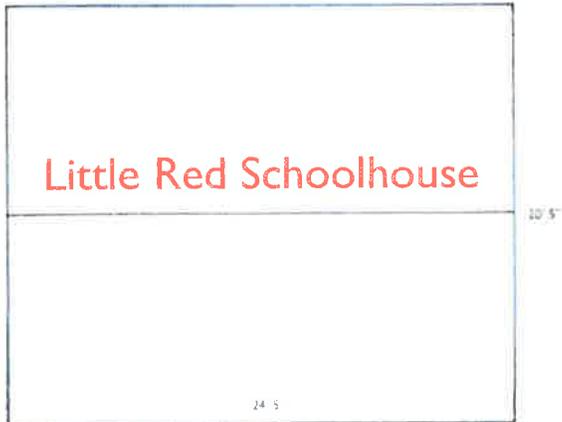


GATE

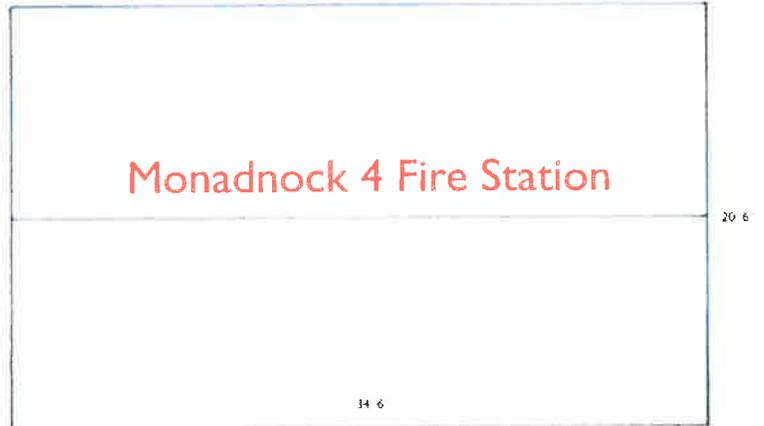


BLACKBERRY LANE

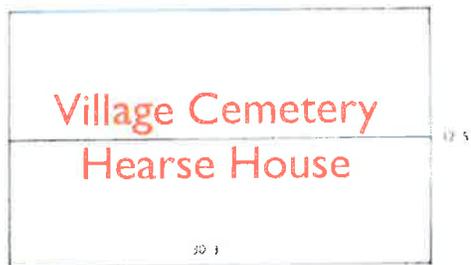




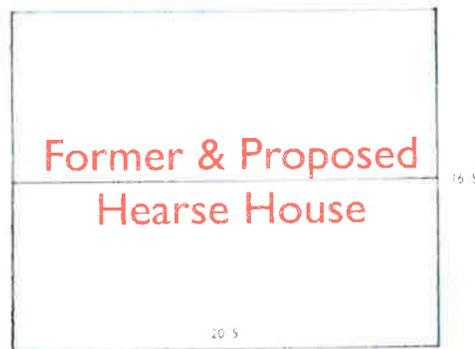
PLAN - LITTLE RED SCHOOLHOUSE



PLAN - MONADNOCK No 4



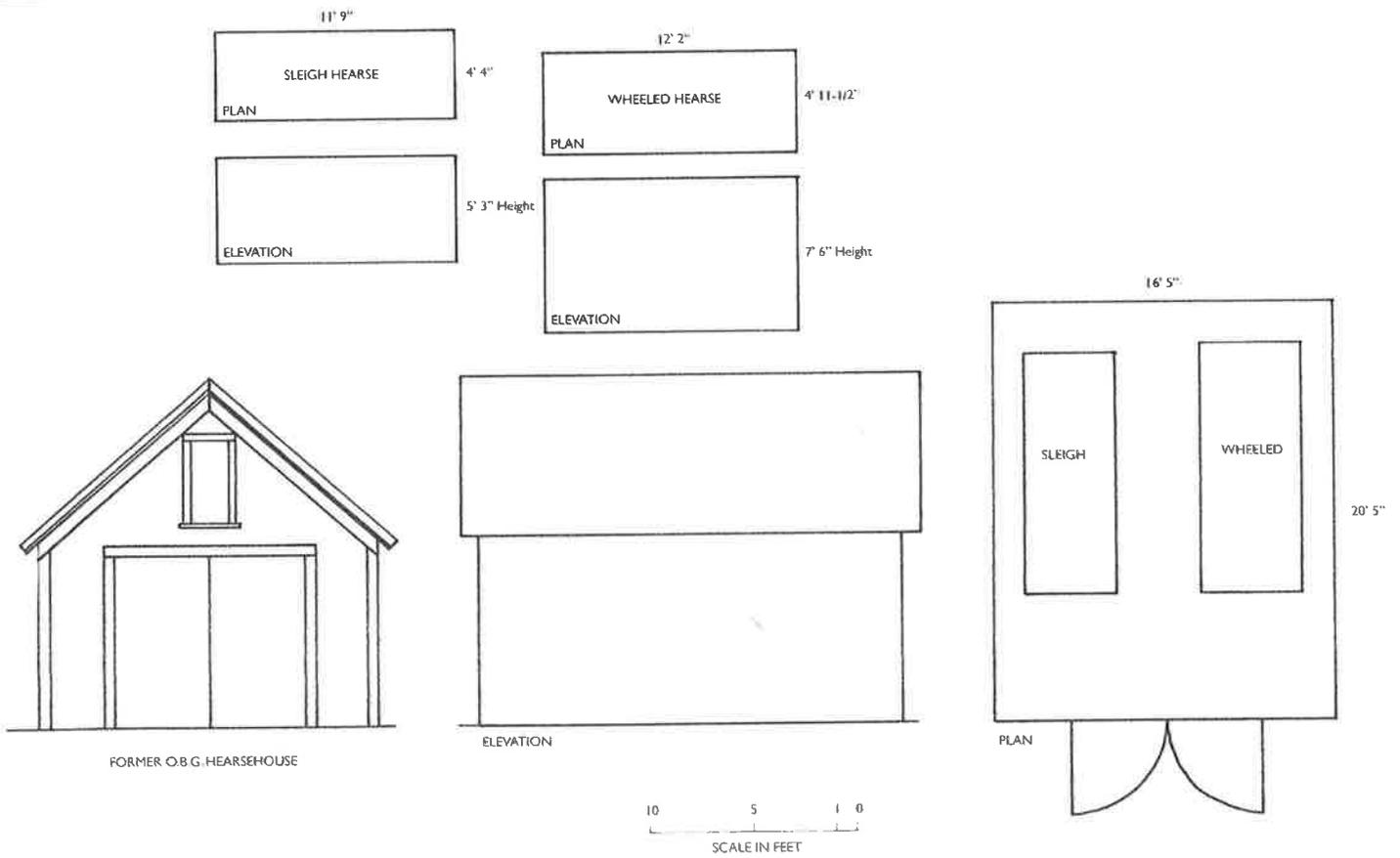
PLAN - VILLAGE CEMETERY HEARSE HOUSE



PLAN - FORMER OLD BURYING GROUND HEARSE HOUSE

0 5 10
SCALE IN FEET

Relative footprints of the Little Red Schoolhouse, Monadnock 4, Village Cemetery Hearse House and the former and proposed Old Burying Ground Hearse House.



Plans and elevations of the proposed Hearse House showing placement of the two hearses.

PROJECT MOTIVATION

The Jaffrey Historical Society—as a steward of town’s heritage—is embarking on this undertaking...

- To preserve and protect two historic hearses in its possession.
- To interpret and employ the hearses as a way to teach history and encourage an interest in Jaffrey heritage.
- To make these Jaffrey artifacts accessible to the citizens, school children and the public at large.
- To present an opportunity for a community project that has a clear focus, is worthwhile, can stimulate excitement and is achievable.
- To enhance the character of the setting and strengthen the relationships between its buildings.

- Two or more 9/6 true divided light windows along north facade for viewing hearses.
- Two 9/6 true divided light windows along west facade for viewing hearses.
- Sign over door reading “Hearse House”.
- *Ownership:* The Jaffrey Historical Society will own and maintain the building. The Land under will continue to be owned by the Town.
- *Use:* The Hearse House will be open at the same regular times as The Little Red Schoolhouse—Summer weekends, 2 to 4. It will also be open for events and by arrangement. Panels describing the hearses and their history will be affixed to the inner sides of the two doors, readable when the doors are open. Visitors will be able to walk in between the hearses.

RICH PEDOTT

From: Richard Pedott <richard.pedott@gmail.com>
Date: January 7, 2016 at 7:03:56 AM EST
To: Kit Schiele <kitschiele@masiello.com>
Cc: Jack Minter <jfm1209@mac.com>, Kit Schiele <cmschiele@comcast.net>, Marijean Parry <chasandmj@parrysonline.net>, Rick Stein <ricks999@myfairpoint.net>, Rob Deschenes <rdeschenes68@yahoo.com>, Ron Reid <rcldreid@comcast.net>, Tom Rothermel <troth1998@gmail.com>
Subject: Re: Application for the Hearse House [1-2016]

Happy New Year to all!

Unfortunately, I had to make an unexpected trip to Pittsburgh and won't make it back in time for tonight's meeting re: the proposed Hearse House which is an issue that I very much would have liked to hear and participate in the debate that will take place tonight.

That having been said I would like to articulate some concerns that I hope will be raised and discussed to help inform the HDC's final opinion on the project.

My newcomer's / layman's perspective is that the project is not in the spirit of what I think is the mission of any Historic District Commission which is preservation of existing historical structures as well as preservation of the original character of a historical site.

The points that I would raise are as follows:

1. The structure is not a restoration project to preserve an existing structure.
2. Although the proposed Hearse House has been proposed as a faithful replica of the original structure. The proposed location is not original and in my opinion not consistent with the original vision of the site. My belief is that the unobtrusive location of the original Hearse House was intentional for more than just ergonomics. I believe that the visibility of the stone wall and cemetery with Monadnock as the backdrop was something that the community at that time wanted. If the current citizens believe that to be true, then the proposed structure would in fact mar the character of a valued historical site.
3. My belief is that the proposed project would also detract from the beauty of the site and may consequently adversely affect property values in the district. Obviously if and to what degree would be difficult to forecast. As a property owner in the area this is obviously a personal concern of mine. But it is also a larger concern when one considers that property valuation and equity positions provide sources of funding that get used to undertake vital restoration projects. In addition, valuations provide the basis of whether or not a homeowner makes the decision to execute a restoration project in the first place.

Hopefully these points provide good food for thought and fuel some careful debate this evening.

Please, let me know if there is anything that I am required to do as follow up. I am looking forward to being present at the February meeting.

Thanks,
Rich

Sent from my iPhone

I come here this evening to bury the Hearse Garage, not to praise it. And yes, it is a garage, not a house. The proposal has many flaws, and its implementation would negatively impact our community.

I have always encouraged and supported historic preservation, but there are guidelines to follow in doing so.

The Historic District Commission has Design Guidelines, basically a Master Plan for the Historic District, that states on page 19, and I quote: "new buildings or roads in the Upper or Lower Commons, the Burying Ground, around the Meetinghouse or Horse Sheds, or in front of Melville Academy are not allowed." For that reason, you should deny this proposal.

Those Design Guidelines also clearly state the requirements for NEW construction, and this garage does not even begin to meet those requirements of setback, scale, massing, rooflines, or fenestration. Jaffrey Center's character as a residential village in a setting of open spaces and vistas is a significant component of its historic identity. This garage, which in my opinion is probably the ugliest garage I have ever seen, would jeopardize that character, both visually and from the perspective of community life. For THAT reason, you should deny this proposal.

The fact that this garage used to be in the Historic District is NOT justification for allowing a replica to be built and placed there. There have been many other buildings that used to be in the historic district that have either been altered, burned, or torn down. If the Commission allows a replica of a GARAGE to be built, then you must anticipate that in the future you MUST allow other replicas. For THAT reason, you should deny this proposal.

The Benjamin Cutter Tavern and Jacob Danforth's Tavern were the earliest hotels in this area, and also Laban Rice's hotel, known as Central House. They have historic significance. Let's build replicas of those and put them on the town common.

Stores used to prosper in Jaffrey Center. In the early 1800's, three stores were located in a row on the east side of the Common. There was the Old Thorndike Store, and Benjamin Cutter's store, and David Page's store that stood on the site of the Congregational Church. Asa Brigham, successor innkeeper of the Danforth Tavern, had a store in conjunction with his inn. David Emory had a store on the property of Laban Ainsworth. There was also a blacksmith shop and cottage on the corner of Main Street and Thorndike Pond Road. They have historic significance. Let's build replicas of those buildings and place them on the town common.

We could turn into a regular Sturbridge Village.

Danger pl

In summary, the Design Guidelines for the Jaffrey Center Historic District do not allow new construction in the proposed area. In any case, this garage does not meet the Design Guidelines for new construction. And allowing an exemption for this garage sets the precedent for other new construction in the future.

The Jaffrey Center Historic District was added to the National Register of Historic Places in 1975. In part, the application reads, and I quote, "The architectural significance of the district is attained, not from any outstanding examples of an architectural style or period but from the similarities in scale, proportion and style of the buildings, their siteings, and their relationships to each other and to the surrounding open space, all of which achieve balance and harmony."

I urge you to keep the character of the Historic District, and to deny this application.

Memo to the Hearse House Jaffrey Historic District Commission meeting, Jan 7, 2016

My name is **Suzanne Campbell**. I live at 435 Mountain Road two miles west of the Meetinghouse Common. I am currently the President of the Jaffrey Center Village Improvement Society (JCVIS) and a member of First Church in Jaffrey. I speak from these three perspectives and will address two specific points.

I have been asked a number of times what my position is about building a Hearse House on the currently proposed site. To summarize: I am personally against building it on the proposed site. Building it there does not conform with the mission of the JCVIS. The JCVIS Executive Board is in agreement with the feelings shared by a majority of the people, JCVIS members and friends alike, who have contacted me: "It would be a good thing to build a structure somewhere to protect and preserve the town's two antique hearses, but the site proposed is not an appropriate one." Whereas education about the history of Jaffrey's hearses is important, it is not dependent upon the proposed site. There is a strong desire to avoid conflict within the town's community such as the proposed site has caused.

My own personal perspective

I am frequently on and around the Meetinghouse Common and drive by it daily. When we retired and moved to Jaffrey, the charm, beauty and historical character of Jaffrey Center was a positive factor in our choosing a house in this location. I appreciate and enjoy the panoramic viewscape of the Meetinghouse Common. I would hate to see it disrupted by a garage type building of no particular additional architectural enhancement or value to the Meetinghouse landscape. It is not just a case of blocking a view of the Mountain, which may or may not be the case depending on where one stands. It's a case of changing the panoramic VIEWSCAPE of the entire Meetinghouse Common from every angle. That is why I refer to the concept of a VIEWSCAPE - this has broader meaning and implications than just referring to a view of the mountain. That's my own opinion.

From the perspective of the JCVIS

As the President of the JCVIS, I have listened to many people's opinions. What I have heard very clearly is that there is not opposition to building a structure to house two historically antique hearses that are important to the town's history, but there is a great deal of opposition to building it at the presently proposed site where it would interrupt the viewscape of the classic New England village center from many different angles.

The JCVIS has, since 1906, been a steward of this viewscape, raising funds and helping to renovate and maintain the Meetinghouse and Horsesheds in addition to the care-taking of 16 acres of Historic District grounds east and south of the Meetinghouse Common. Preserving views of Mount Monadnock has been and continues to be a primary concern of the JCVIS membership. Altering the viewscape would go against the stated mission of the JCVIS and the stewardship it has provided. The JCVIS by-laws state that:

"The Society is formed to improve and to ornament the streets and **public** grounds of Jaffrey Center and vicinity, by taking such action as shall tend to beautify said streets and grounds; to promote a general interest in the improvement of private grounds; to maintain and protect Melville Academy and its contents; to maintain properties owned by the JCVIS; to monitor JCVIS easements on properties owned by others; to educate the community about local history; and to engage in any other activities which affect the village."

There is currently unanimous opinion on the JCVIS Executive Board that a building to house the town's two antique hearses definitely should be built. The Board reflects the same differences of opinion about siting it as are found in the Jaffrey community. Five of the nine members polled believe that it should not be built on the currently proposed site. One member who is in favor of building a Hearse House, has no opinion about where to build it. One member has recused himself as he is on the Jaffrey Historic District Commission (JHDC). Another member, previously on the JHDC, now favors building the hearse house on the currently proposed site. Rob Stephenson, President of the Jaffrey Historical Society (JHS), a Vice President on the JCVIS Board, and an originator of the current proposal, is positively in favor of building a Hearse House on the currently proposed site. The opinions of JCVIS Board members today echo those expressed at Board meetings over the last two years.

A Hearse House was originally built up against the Horsesheds behind the Meetinghouse. This structure, however, was removed many years ago. What has made the Jaffrey Center Village Common viewscape unique since then is that beyond and in between the buildings and trees there is a magnificent view of Mount Monadnock and a vista that includes the south west corner of the Old Burying Ground, site of Willa Cather's grave. Building a structure at the proposed site would alter the historically important, iconic, quintessential and beautiful viewscape of Jaffrey Center from many different angles.

While metal poles indicate the outlines of the proposed new building, they in no way demonstrate the visual effect that a real building would have on people's perception of the viewscape. Imagine a 16-1/2 foot by 20-1/2 foot Hearse House on this site (the model for the proposal is the one that sits now behind downtown North Street at the bridge at Nutting Road and is pictured below). Its roof would be two stories tall, a little over 18 feet. Such a building would stand out and be a very imposing intrusion on the viewscape. Its roof line would not continue the Horsesheds roof line, but would conflict and be at right angles.



Photo from Rob Stephenson's presentation to the Historical Society, Jan. 25, 2015. Rob stated that the width of the building is 16.5 feet. Based on that, the height of the roof peak is a little over 18 feet (two stories).

From the perspective of The First Church in Jaffrey

I do not represent the whole of the congregation of First Church but speak as a witness to its relevance to this discussion. I have served in many capacities in the church.

The First Church in Jaffrey originally occupied the Meetinghouse; then the congregation built the brick church on the eastern side of the common in 1831. The First Church is a major presence in the life of the Jaffrey Center Historic District. There is sentiment amongst church members that adding another structure to the Common would be antithetical to the atmosphere of serenity that people desire when burying family and loved ones, or visiting grave sites long afterwards. They acknowledge that yes, tourists visit the Old Burying Ground as a matter of historic interest. But to

add yet another new building to visit beside the main entrance to the cemetery would alter the feeling of this place as being hallowed ground. The structure would add to the character of the Common as being a spectator destination, a re-creation of what was, rather than contributing to the functioning and appeal of the viewscape.

Educational value of the project

There certainly would be educational value as well as historic validity in having a Hearse House for two antique hearses, not only for students, but also for a small population of adults and local residents and tourists alike who are interested in cultural and local history and in specific and particular means of transportation. One can hope that our local schools would schedule more than one trip a year to visit the site, and that the summer program for all of our historic sites would become more robust. I refer to the JCVIS by-laws that emphasize the importance of providing educational opportunities for people about local history.

However, it does not follow that the decision to locate the structure where the metal poles are presently staked is relevant to the educational aspect of the Hearse House project. This location is near but not at the actual and original position next to the Horsesheds. Since it is a new building, the value of it to store and display the antique hearses depends on the museum qualities of the project.

Local students working on plans for the structure would be educated about the existence of hearse houses and hearses of old wherever the location was, just as students AND adults learn that the Little Red School House was originally located elsewhere until the Selectmen authorized **the Historical Society to move it** to the present site which occurred on May 11, 1960, long before the Town Meeting authorized the Jaffrey Historic District in 1969. An educational program to teach about the history of Jaffrey's hearses and its several Hearse Houses simply does not depend upon a new one being at this particular site.

Communiity collaboration

Many groups and people are impacted by a decision about where to locate a Hearse House for the Town of Jaffrey.

The Jaffrey Historical Society (JHS), organized in 1958, is sponsoring the Hearse House project, but it does not own the land where they want to build the Hearse House. Acting on behalf of the people, the Town of Jaffrey owns the land and therefore has decision-making power about this project. The Jaffrey Historic District Commission (JHDC) has jurisdiction over this site which is within the Jaffrey Historic District (JHD).

The Jaffrey Center Village Improvement Society (JCVIS) has participated in the life, activities and maintenance of this area since 1906, and has a proprietary interest about this area. It does not own the land underneath the Horsesheds, nor the Horsesheds themselves, but it raises the funds and directs and pays for the work to maintain the Horsesheds, by agreement with the town.

The First Church in Jaffrey has occupied a site on the Common and worshipped there since 1775. There is a Meetinghouse Committee and a Cemetery Committee each of which has a stake in this decision. Neighbors in Jaffrey Center proper and the surrounding neighborhood have opinions. Photographers of iconic NH landmarks, architectural critics, and local artists all have views about and affection for this quintessential viewscape.

People's expression of a desire to build a structure to house the hearses is equal to their desire that a

compromise solution be found so that the community might be spared the conflict caused by the current proposal at this site. Were there to be an open and constructive discussion amongst all groups and people concerned about the future of Jaffrey Center and the town as a whole, then a satisfactory compromise might be achieved. At the present time, approval of building a Hearse House somewhere adjacent to the Meeting House Common would set a precedent for establishing it as a more active historic museum destination.

Conclusion

When the JHDC was created and its guidelines were written, the image of Jaffrey Center was what we see today. The viewscape that was created then with Town approval should not be disrupted now by interjecting a new additional structure into it. I urge the JHDC to follow its guidelines that say no new buildings should be built on the Upper and Lower commons in the Jaffrey Historic District.

Respectfully submitted, Susan T. Campbell
January 7, 2016

Statement of Ken Campbell re Hearse House to the Jaffrey Historic District Commission, Jan. 7, 2016

I'm Ken Campbell of 435 Mountain Road. The Jaffrey Center Village Improvement Society properties are mostly in the Historic District. I was president of the JCVIS from 2007 to 2012. Like hundreds – maybe thousands of people – I go by the Meetinghouse Common nearly every day, and admire the viewscape of the Common and Mt. Monadnock.

The Meetinghouse Common is a combination of elements that create an iconic vista of this village on the National Register of Historic Places. This vista has an aura, an atmosphere of extraordinary beauty and emotional appeal: the 1775 Jaffrey Meetinghouse; the Old Burying Ground which is the historic resting place for many great and ordinary citizens of Jaffrey; the Little Red School House; the red brick First Church in Jaffrey; the great open space of The Common; historic private houses; and the icon of this region, Mt. Monadnock. Many professional artists and photographers come to capture the beauty and majesty of this viewscape.

Like Bill Driscoll and Rob Stephenson, the leading advocates of the Hearse House proposal, and like many of those here tonight, I'm a member of both the Jaffrey Historical Society and the JCVIS. I have tremendous respect for Rob and Bill's many years of work in this community — Bill at the Jaffrey Civic Center, the Monadnock 4 Fire Station in Jaffrey Center, and other projects, and of course Bill's sense of humor; Rob at the Village Improvement Society, the horse street signs, the Historical Society, the town history web site, and his many impressive articles and books about Jaffrey history.

Indeed, both Bill and Rob were deeply involved in the creation of the Design Guidelines for the Historic District. Bill was co-chair of the Historic District Commission that issued the guidelines in 1996, and Rob was a special advisor to the HDC and an initiator of the idea of guidelines to maintain the beauty of the Meetinghouse area. I agree with Rob and Bill that the old hearse carriage and the old hearse sled should be preserved, and I commend the Historical Society for their work.

I disagree with Rob and Bill that this site is enhanced by the addition of a new replica of an undistinguished two-vehicle garage that is two stories tall to the roof peak. It would not be an authentic historic structure. I think the Hearse House should be built for the hearses but it should not be placed in this historic common.

We all love historic buildings and beautiful views. Beauty is in the eye of the beholder. To my eyes, this hearse house or garage would not enhance the beauty of the viewscape. Others may differ. But what is important to HDC is that placing the hearse house replica at this site would violate the Historic District Design Guidelines that Rob and Bill helped establish. The Guidelines section on Open Space & Vistas (Page 19) states:

"Jaffrey Center is fortunate to have a number of open areas, all of which add greatly to the character of the district. New buildings or roads in the Upper or Lower Commons, the Burying Ground, around the Meeting House or Horse Sheds, or in front of Melville Academy are not allowed. These areas should be maintained as is, with grass, scattered deciduous trees, shrubs and bulbs."

I urge the Jaffrey Historic District Commissioners and any other Town Boards to adhere to the HDC design guidelines and maintain the beauty of this common as is. Thank you.