

**TOWN OF NEWPORT**  
**Heritage Commission Meeting**  
**Minutes of April 24, 2023 6:00 pm**  
**Municipal Building - Newport, NH 03773**  
**Board of Selectmen's Room/ 15 Sunapee Street**

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**COMMISSION MEMBERS PRESENT:** Virginia Irwin, Chairman; Jim Burroughs, Vice Chairman and BOS Representative; Jacqueline Cote and Michael Loftus

**COMMISSION MEMBERS ABSENT:**

**GUEST SPEAKERS:** Kate Luppold, Executive Director LAC; Fran Huot, Marketing Director, LAC; Jon Livadas, Scott Newman, Architectural Historian, 106 Associates; Amanda Sanders, Sr. Project Architect, Rode Architects

**STAFF PRESENT:** Christina Donovan, Zoning Administrator

**CALL TO ORDER:** Chairman Irwin called the meeting to order at 6:04 p.m. followed by a roll call.

The two presentations to the Commission were heard first to accommodate the presenters.

**NEW BUSINESS:**

Proposal for a Vintage-inspired "Welcome to Newport" Mural

Mrs. Luppold gave a synopsis of the Library Arts Center (LAC) proposal to erect a new mural on Sunapee Street on the building where One Wild Salon and Petal Patch are located.

History: the LAC was the driving force in preserving Newport's historic Train Mural on the side of Newport Fitness. The business now has ownership and will be responsible for its upkeep. The Library Arts Center has developed a 5 year plan to create more works of public art in Newport. Phase One: Vintage "Welcome to Newport" Mural to be mounted on the Lewis Block. Questions from Commission:

- Approximate size: 16' x 8'
- Project Timeline: May-June 2023; Completion: July 2023.
- Permanent or Temporary: Temporary (approximately 5-10 years); could be removed at any time
- Permission of owner: The LAC has received permission of the current owner, Tom Brennan
- Who will be responsible for it: the LAC and Newport Chamber of Commerce
- Funding: LAC will provide all funding

The Heritage Commission requested a copy of the LAC contract between the building owner, Chamber of Commerce and the LAC. It will also be clear to the Town for future years. There will be new administration and possibly a new slate of Board members.

Bring Contract to Heritage Commission (file) and for Building Permit (via Ms. Donovan)

Chairman Irwin asked for a decision from the Commissioners. It was the consensus of all members that the LAC is given permission to construct and mount a mural on the Lewis Block as was presented.

The recording secretary asked for the official motion to approve the request. Chairman Irwin stated:

*Mr. Burroughs arrived at the meeting at 6:15 pm.*

A motion was made **to approve the request of the Library Arts Center to put a mural on the Lewis Block, LLC (2 Main Street/1 Sunapee Street) It will be on the side of the building facing east (not facing north). It was approved unanimously.**

When asked, Mrs. Huot repeated her explanation of the placement of the mural and its wording.

Chairman Irwin said that after getting their contract,

- 1 It is pending permission of the Board (of Selectmen). She did not anticipate it being a problem.
- 2 The Heritage Commission's concern was there would be another mural in Town that no one owned (responsible for upkeep).
- 3 Ms. Donovan will contact the LAC about their request of an application waiver.

- 4 Chairman Irwin asked Mrs. Luppold to check and see if the building is sold; what will happen to the mural. In discussion, Chairman Irwin was told they would have to negotiate with the new owner.

Mrs. Luppold thanked the Commission. She asked if they needed to have a final meeting to present the proposed mural. Mrs. Irwin stated they could come, if only for courtesy. The general idea is not of concern; Chairman Irwin suggested a conversation with Mr. Cote, Historical Museum Director to view the many old postcards the Historical Society has. Chairman Irwin and the Commissioners thanked Mrs. Luppold and Mrs. Huot for attending the Heritage Commission meeting.

### Ruger Mill

Mr. Jon Livadas addressed Chairman Irwin and introduced himself, explained his company had the Mill Building under option for 70 units of workforce housing. His company has been working on it for approximately one year. He introduced Mr. Scott Newman, Architectural Historian consultant, 106 Associates; Amanda Sanders, Sr. Project Architect, Rode Architects. Chairman Irwin introduced herself and the Commission members addressed themselves. Chairman Irwin asked Mr. Livadas to walk the commission through the documents and explain any changes to the building they were proposing. Mr. Livadas said that generally the outside of the building was not changing (no additions, etc.). Ms. Sanders put up a PowerPoint presentation of the proposed changes to the mill.

Shown were pictorial illustrations of:

The site plan: the exterior and some of the interior of the building

- ❖ New accessible entry
- ❖ Addition of matching windows for proposed units on east and west facing sides (6 total)
- ❖ Annex of the building will remain the same
- ❖ A single story wood clapboard will be torn down
- ❖ Roof will be used for mechanical equipment; the roof tapers to the center so the equipment will not be seen from the street

Mr. Livadas said they were looking into solar panels; they would not be seen from the street. They are not shown in the renderings so he wanted to mention them.

- ❖ Ms. Sanders showed the existing loading dock. The area will become the entryway and lobby.
- ❖ Accessible walkway, wide stairs and porch area

Ms. Sanders moved onto the interior of the building:

- ❖ She showed the entry room and public bathroom
- ❖ Community Room, elevator, stairways
- ❖ Exposing the columns in the corridors was required for a tax credit
- ❖ Unit layout

The goal is to celebrate the existing building there. Mr. Bill Ruger did a full renovation of the building when he owned it.

- ❖ Interior of the annex

Ms. Sanders was asked if they would be doing anything with the annex building. She said they were not.

- ❖ The stairwell will be updated to building and fire codes

Chairman Irwin asked what the plan was for egress on the easterly side of the building. She was told there was another stairway.

Mr. Loftus asked the age of the building. Mr. Scott Newman answered 1905.

Chairman Irwin asked how much land the mill owned in the easterly direction. She asked if they will have parking on the east end of the building. Mr. Livadas said the Stone Eagle parcel is owned by the mill owners. They are in the process of having a lot line adjustment; the Stone Eagle parcel will become a one acre lot. It being low income housing, they cannot have a tenant on the premises. When asked, Mr. Livadas said the dam will be owned by someone else, but they will refurbish the hydro and dam.

Chairman Irwin asked if there will be a property management company on site. She was told yes. There will be two or three staff on site. When asked, he stated it was Elm Grove Property Management.

Mr. Livadas said that the rents are not subsidized (in his building); cost will be the same per the unit size. When asked, Mr. Livadas said the sheet metal shop will not remain at the mill location; it will only be for workforce housing. When asked about constructing safeguards for children along the river, he stated that few children are expected to be tenants. They were looking into the possibility of safeguards but at the present there wasn't a plan for fencing.

Chairman Irwin said that Mr. Livadas would have to return to the Heritage Commission once the mill has transferred ownership. It sounded as though he was taking into consideration the building: being consistent with the windows and design. The exterior sounded as though it will stay the same. Removal of the silo would be unfortunate. From what he presented, he is very mindful of the history and integrity of building.

Ms. Donovan said that they are being held to a higher standard because they were on the national registry. She listed several items in the building. There was a general discussion of the interior historical items in the building, the Historical Society's (mill) article in their membership letter, and acquiring (copies) historical photographs for the lobby of the mill office similar to the ones at the Town Office (and Health Center). Mr. Livadas offered a tour of the mill building to all the Commissioners in the near future.

Chairman Irwin asked Mr. Livadas if he needed a letter stating the Heritage Commission reviewed this proposal in order for their tax credits. She asked if he knew what the requirement was. Mr. Livadas said it would be a question for Mr. Newman. Mr. Newman said they did need something in writing. Chairman Irwin asked what the timeline was; the agent(s) needed to let the Commission know. Mr. Livadas was slated to close in June and understood the Commission could not approve anything now; they are not the owners (agents).

Chairman Irwin asked that he provide them with the correct contact information, both his and the owners information and the tax credit information. The Commission will write a letter stating they have reviewed the project and (assume) the next time the Commission meets approve that the Heritage Commission has reviewed it and it is in keeping with the Historic area of Newport. The Commission's next meeting is on Monday, May 22, 2023.

Chairman Irwin thanked Mr. Livadas, Mr. Newman and Ms. Sanders for zooming into the Heritage Commission meeting.

**PUBLIC COMMENT:** none

**MINUTES:** December 9, 2019; December 29, 2020; March 27, 2023

On a motion by Mr. Burroughs, seconded by Mr. Loftus; *the Commission voted to approve the three outstanding minutes of the Heritage Commission.* In discussion, Chairman Irwin stated that it was not the Brampton Mill it should state the Gordon Mill in the minutes. *The motion passed 4-0-0.*

**UPDATING BUSINESS:**

Meeting time will be moved to 6:30 pm.

#### Rules of Procedure

New copies of the Rules of Procedure were passed out to the Commissioners. Ms. Donovan stated the only change was the date: they will be scheduled on the fourth Monday (page two, Article II-MEETINGS Section A.). Chairman Irwin stated under meetings the Rules of Procedure should state: Regular meetings shall be held on the fourth Monday of ..... A format change of the footer was suggested to change font size and insert the date of the revision (document is six pages long). Taking action on the Rules of Procedure was tabled to the next Heritage Commission.

After a discussion on the \$25 application fee for the Heritage Commission, it was requested that they recommend to the BOS that there is to be no waivers. Mr. Burroughs asked for a matrix of the cost to go before the Heritage Commission.

Ms. Donovan will change the time on website, and all documents.

### Members

Chairman Irwin stated Kenneth Vigue was no longer a member of the Heritage Commission. There is a vacancy for the Alternate position. Kate Luppold has agreed to be an active member of the Heritage Commission. Mr. Burroughs is both BOS and Planning Board representative. There was a discussion on the number of members and the invite email.

### Combining Heritage Commission, Historic District and Monuments and Memorial Committee

Chairman Irwin asked if the BOS needed a formal recommendation to combine the committees. It will be put on the BOS agenda for Monday, May 1, 2023.

They also need to approve the process for the Monuments and Memorial Committee. The Ordinance needs to go on the Town website under ordinances or Heritage Commission.

Mr. Loftus asked if the Rules of Procedure needed to be updated to include all three committees.

Chairman Irwin agreed; they brainstormed how to consolidate them all.

### Main Street DOT updates

Committee met on Friday, showed schematics drawn up by Jeff North. The committee will show it all and give recommendations to the BOS. It is information only for the Commission, they are not doing anything structurally different to the Buildings; it is the sidewalks, crosswalks and striping. The biggest concern was how to align the Opera House crosswalk with the Universal Fitness storefront. She explained additional explanation to the change in the plans. In discussion, Mr. Burroughs said the Town put them up (at night).

Mr. Burroughs asked if they needed to discuss the metes and bounds of the Historic District. Chairman Irwin stated yes, they will have to go to Town Meeting to approve an expansion in May 2024.

There was a general discussion on historical and heritage information concerning Newport.

Chairman Irwin asked if there was anything else to come before the Commission. There being nothing, the *Heritage Commission adjourned at 7:31 p.m.*

Respectfully submitted,



Maura Stetson  
Scribe

Approved on May 22, 2023