

CITY OF LACONIA HERITAGE COMMISSION  
Wednesday, May 12, 2021 - 5:00 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

The public has access to view this meeting by using Zoom Link:<https://us02web.zoom.us/j/84054389637>  
Webinar ID: 846 0862 4589

1. Call to order
2. Salute to the flag
3. Roll call
4. Recording secretary
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
  - 6.I. Acceptance of minutes from April 14
7. City Council Liaison Report
8. Planning Board update
9. New business
  - 9.I. 808 Weirs Blvd  
Main Motel, Building 1: Section 1  
  
Documents:  
  
[WEIRS BOULEVARD.PDF](#)
  - 9.II. 228 Paugus Park Road  
  
Documents:  
  
[PAUGUS PARK ROAD.PDF](#)
10. Old business
  - 10.I. Laconia Downtown Commercial District Area Form  
[Accepting the report and discussion on what to do with the information.](#)
11. Public comment
12. Other business
13. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.

# DEMOLITION PERMIT Application

**Laconia Code Enforcement Department**  
 Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1947

DATE: April 21, 2021

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: <u>808 Vears Boulevard</u>	SQUARE FOOTAGE of STRUCTURE <u>2016</u>
OWNER'S NAME & MAILING ADDRESS: <u>Markus Investments, LLC 416 Emerson Ave, Unit 8 Hamstead, NH 03841</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: <u>(603) 412-2163</u> <u>455-9098</u>	VALUE: _____
SCOPE OF WORK: <u>Demolition of 16' x 96' building/cabins.</u>	

CONTRACTOR'S NAME: <u>Spears Bros</u>	CONTRACTOR'S TELEPHONE NO: <u>(603) 528-1035</u>
CONTRACTOR'S ADDRESS: <u>P.O. Box 818, Laconia, NH 03247-0818</u>	

**FORMER USE OF BUILDING**

ONE/TWO FAM.  MULTI-FAM.  COMMER  L STO  E OT  R

APPROXIMATE START DATE: May 10, 2021 APPROXIMATE FINISH DATE: May 14, 2021

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER: <u>n/a</u>
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER: <u>✓ # 5529319</u>	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR: <u>n/a</u>
CONDO ASSOC. <u>n/a</u>	

See reverse side for more important information  
 →

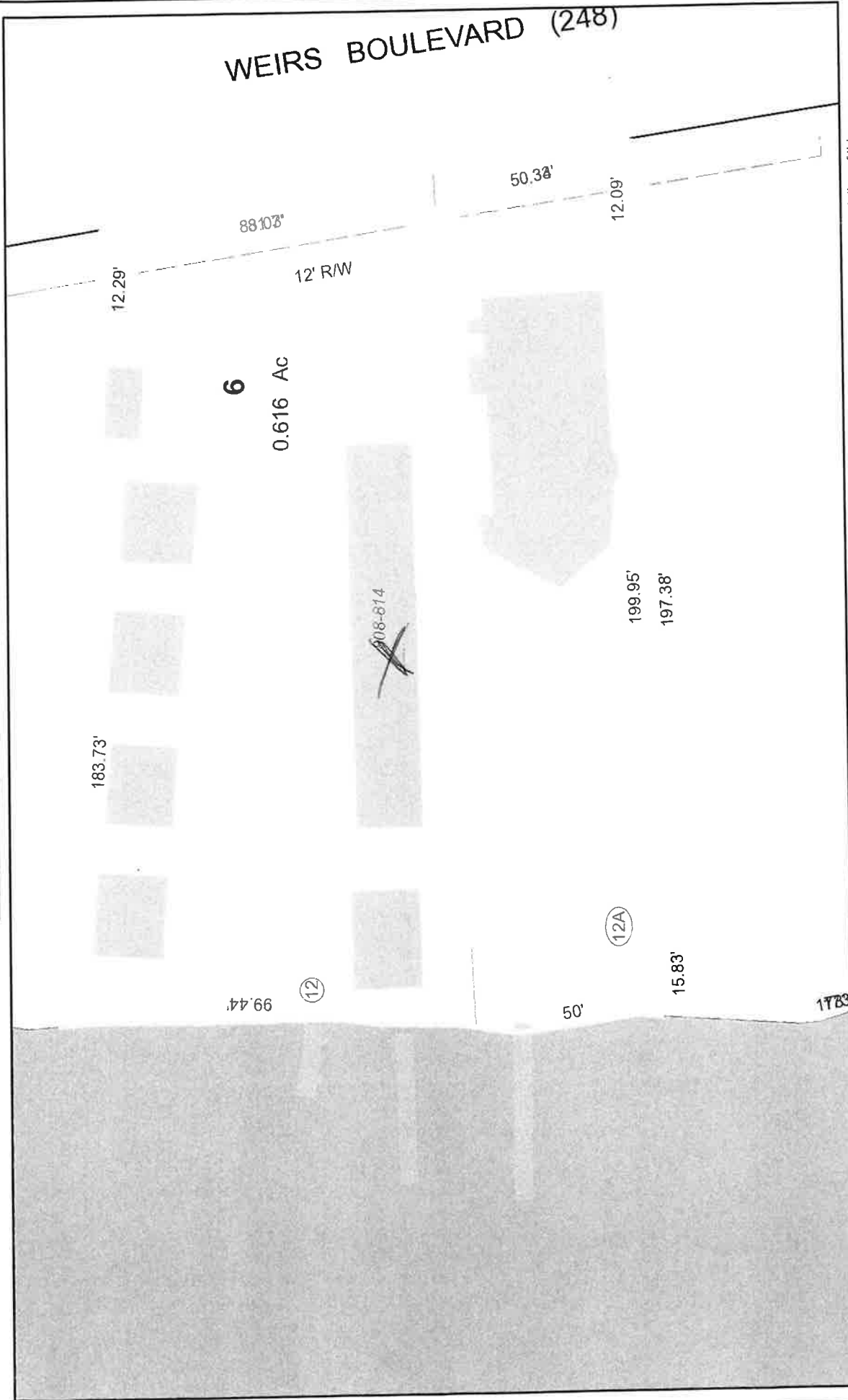


Laconia, NH

1 inch = 34 Feet



April 23, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description					
Style: Model	39	Motel Commercial								
Grade	94	Average								
Stories:	1									
Occupancy	6.00									
Exterior Wall 1	08	Wood on Sheath								
Exterior Wall 2	02	Shed								
Roof Structure	02	Shed								
Roof Cover	02	Shed								
Interior Wall 1	04	Rolled Compos Plywood Panel								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	14	Carpet								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	03	Hot Air-no Duc								
AC Type	01	None								
Bldg Use	3011	MOTELS MDL-96								
Total Rooms	00									
Total Bedrooms	00									
Total Baths	6									
Heat/AC	00	NONE								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	8.00									
% Comn Wall	0.00									
1st Floor Use:	3011									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	UB	Units	Unit Price	Yr. Bit	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
WDK	WOOD DECK	L	651	15.00	1979	A	50		0.00	4,900
PAV1	PAVING-ASPH	L	4,800	2.50	1965	F	25		0.00	3,000
DCK1	DOCKS-REST	L	168	30.00	1979	G	75		0.00	3,800
DCK1	DOCKS-RES T	L	168	30.00	1979	G	75		0.00	3,800
DCK1	DOCKS-RES T	L	64	30.00	1979	A	50		0.00	1,000
DCK1	DOCKS-RES T	L	180	12.00	1945	F	25		0.00	500
SHD1	SHED FRAME	L								

MIXED USE		
Code	Description	Percentage
3011	MOTELS MDL-96	100
		0
		0

**COST / MARKET VALUATION**

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	96.54	148,285
WDK	Deck, Wood	0	480	48	9.65	4,634
Totals		1,536	2,016	1,584		152,919

BAS	96	16
16	96	16
5WDK	96	5



MARKIS INVESTMENTS LLC 416 EMERSON AV UNIT 8 HAMPSTEAD NH 03841	TOPO 5 Steep	UTILITIES 3 Public Sewer 2 Public Water	STRT / ROAD 1 Paved	LOCATION 5 Heavy	<b>CURRENT ASSESSMENT</b>		
					Code	Appraised	Assessed
					1010	211,800	211,800
					3010	187,000	187,000
SOUZA FRANK & DONNA EAKER ROBERT/JUDITH A	SUPPLEMENTAL DATA ZONE 2 WARD	Zone 2 % WARD 6			<b>VISION</b>		
		Associate#			626,000		
		Total			626,000		
		Total			626,000		

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)						
BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
3370 0491	12-04-2020	Q	I	1,350,000	00	2020	1010	211,800	2019	1010	211,800
1720 0031	01-18-2002	U	I	4,000	1	3010	3010	187,000	3010	3010	187,000
1538 0644	06-30-1999	Q	I	310,000	01	3010	3010	210,200	3010	3010	202,700
0944 0129	05-16-1986	U	I	381,200	1	3010	3010	17,000	3010	3010	17,000
0	05-16-1986	U	V	381,200	1	Total		626,000	Total	618,500	606,200

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount
Total			0.00		

**ASSESSING NEIGHBORHOOD**

Cyclical Group B

TIF District

ID Code

**NOTES**

AREA PER SITE PLAN

6/19/01

ECO-3-6 SEASONAL/1+2 YEAR

AROUND ENERGY NO EASMT

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 390,200

Appraised Xf (B) Value (Bldg) 8,600

Appraised Ob (B) Value (Bldg) 17,000

Appraised Land Value (Bldg) 210,200

Special Land Value 0

Total Appraised Parcel Value 626,000

Valuation Method C

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2021-00145	04-15-2021	11	DECK/W	10,000	04-02-2021	0		REPLACE DECKING ON BUI
2021-00120	04-14-2021	11	DECK/W	15,000		0		MAIN HOUSE-REMOVE ALL
2021-00120	04-08-2021	26	SIDING NEW	66,000		0		REPLACE SIDING OF MAIN
2021-00023	01-29-2021	25	ROOF NEW	10,284		0		REPLACE ROOF
404-01	10-02-2001	09	NEW ADD	50,000	03-22-2004	95	05-31-2002	CO ISSUED

**LAND LINE VALUATION SECTION**

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3011	MOTELS MDL-9	CR		26,851	2.05	1.00000	5	1.00	COR	2.250		0	4.61	123,900
1	3010	MOTELS MDL-9	CR		150	500	1.00000	0	1.00	50	1.150		0	575	86,300
Parcel Total Land Area: 0.62 AC												Total Land Value	210,200		

# DEMOLITION PERMIT Application

Laconia Code Enforcement Department  
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1948

DATE: 4/30/21

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

RECEIVED

APR 30 2021

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: 228 Paugus Park Rd.	SQUARE FOOTAGE of STRUCTURE: 1260
OWNER'S NAME & MAILING ADDRESS: Thomas Teebagy, 228 Paugus Park Rd. Laconia, NH 03246	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: 508-641-0539	VALUE: \$156,500
SCOPE OF WORK: Demolish existing home and garage to allow for construction of future home on this site.	

CONTRACTOR'S NAME: Jon Gamans	CONTRACTOR'S TELEPHONE NO: 603-520-0226
CONTRACTOR'S ADDRESS: Outdoor Property Services, 2354 Parade Rd. Laconia, NH 03246	

**FORMER USE OF BUILDING**

ONE/TWO FAM.  MULTI-FAM.  COMMERCIAL  STORE  OTHER

APPROXIMATE START DATE: 8/30/21 APPROXIMATE FINISH DATE: 9/10/21

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION
TEEBAGY AURELIE P TRUST	1 All Public				RESIDENTL	1013	134,300	1501
TEEBAGY AURELIE P & THOMAS C J					RES LAND	1013	693,800	LACONIA, NH
228 PAUGUS PARK RD					RESIDENTL	1013	22,200	
LACONIA NH 03246								
REVIEW ZONE 1	RS							
ZONE 1 % 100								
GIS ID 300-178-10								
Assoc Pld#								
SUPPLEMENTAL DATA								
Alt Prcl ID 4517845								
OWNOCC N								
ZONE 2								
WARD 2								
WARD 6								
Total						850,300	850,300	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
TEEBAGY AURELIE P TRUST	3134	0628	U	I	0	38	2020	1013	134,300	2019	1013	134,300	2018	1013	131,900
TEEBAGY THOMAS JR & AURELIE	1344	0608	U	I	102,125	1J		1013	693,800		1013	601,300		1013	508,800
CLEGG MICHAEL G & FELICIA	1181	0067	Q	I	190,000	00		1013	22,200		1013	22,200		1013	22,200
CATE RUDOLPH E & LAURA I		0			0										
Total									850,300			757,800			662,900

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
	0001		A		

**NOTES**

F: CONCRETE I: TYPICAL

ELECT: 03-TYPICAL

10' IN FRONT

25'DORMER IN REAR

2X8X16 GRAY IA+

\*WF600X95=LAKEH20

AREA & FF PER TAX MAP

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION															
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1013	SFR WATER M	RS		13,504	3,431	1.00000	5	1.00	PB1	15,000		1.0000	51.38	693,800
1	1013	SFR WATER M	RS		93	0	1.00000	0	1.00	PB1	15,000		0.0000	0	0
Total Card Land Units 0.31 AC Parcel Total Land Area 0.31 Total Land Value 693,800															

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)					128,700				
Appraised Xf (B) Value (Bldg)					5,600				
Appraised Ob (B) Value (Bldg)					22,200				
Appraised Land Value (Bldg)					693,800				
Special Land Value					0				
Total Appraised Parcel Value					850,300				
Valuation Method					C				

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
07-19-2017	KRT	CY		03	MEAS & INSPC				
07-17-2010	PM			33	RES FIELD REVIEW				
05-21-2007	JM			02	MEASURED				
08-11-1994	EW			23	PHONE HEARIN				
04-20-1992	99			99	MMC INFO				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description	Element	Cd			
Style: 04		Cape Cod								
Model 01		Residential								
Grade: 03		Average								
Stories: 1.5		1 1/2 Stories								
Occupancy 1		Clapboard								
Exterior Wall 1 11										
Exterior Wall 2										
Roof Structure: 03		Gable/Hip								
Roof Cover 03		Asph/F Gls/Cmp								
Interior Wall 1 05		Drywall/Sheet								
Interior Wall 2										
Interior Fir 1 12		Hardwood								
Interior Fir 2										
Heat Fuel 02		Oil								
Heat Type: 05		Hot Water								
AC Type: 01		None								
Total Bedrooms 03		3 Bedrooms								
Total Bthrms: 2										
Total Half Baths 0										
Total Xtra Fixtrs										
Total Rooms: 6		6 Rooms								
Bath Style: 02		Average								
Kitchen Style: 02		Average								
			Building Value New		171,619					
			Year Built		1948					
			Effective Year Built		1995					
			Depreciation Code		GD					
			Remodel Rating							
			Year Remodeled							
			Depreciation %		25					
			Functional Obsol		0					
			External Obsol		0					
			Trend Factor		1.000					
			Condition							
			Condition %		75					
			Percent Good		128,700					
			RCNLD							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
DCK1	DOCKS-RES	L	1,144	30.00	1993	A	50		0.00	17,200
FPL3	FIREPLACE C	B	1	7500.00	1994	G	75		0.00	5,600
FGR1	GARAGE-AVE	L	228	22.00		G	75		0.00	3,800
SHD1	SHED FRAME	L	128	12.00	2017	G	75		0.00	1,200
BUILDING SUB-AREA SUMMARY SECTION										
Code		Description	Living Area	Floor Area	Eif Area	Unit Cost	Undeprec Value			
BAS	First Floor		720	720	720	107.89	77,681			
FOP	Porch, Open, Finished		0	75	15	21.58	1,618			
TQS	Three Quarter Story		540	720	540	80.92	58,261			
UBM	Basement, Unfinished		0	720	144	21.58	15,536			
WDK	Deck, Wood		0	792	79	10.76	8,523			
Ttl Gross Liv / Lease Area			1,260	3,027	1,498		161,619			

