

**CITY OF LACONIA HERITAGE COMMISSION**  
**Wednesday, June 14, 2023 - 5:00 PM**  
**City Hall - Armand A. Bolduc City Council Chamber**  
**AGENDA**

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 April 12 minutes
7. City Council Liaison Report
8. Planning Board update
9. New business
  - 9.I. 62 Pleasant Street, Bank of NH

Documents:

[PLEASANT DEMO.PDF](#)

10. Old business
  - 10.I. State School Property Update
  - 10.II. Heritage Commission By-laws and Procedures
  - 10.III. Demolition Permit Fee Increase Follow-up
  - 10.IV. Historic District Commission Update
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

**DATE:** June 6, 2023

<b>YEAR BUILT:</b> 1971
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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  
JUN 07 2023

Each BUILDING requires a separate application

CODE ENFORCEMENT

<b>LOCATION OF BUILDING TO BE DEMOLISHED:</b>	62 Pleasant Street Laconia, NH 03246	<b>SQUARE FOOTAGE of STRUCTURE</b> Office Building: 33,847 sf Drive Through: 2,240 sf
<b>OWNER'S NAME &amp; MAILING ADDRESS:</b>	Bank of New Hampshire 62 Pleasant Street Laconia, NH 03246	<b>IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>OWNER'S TEL. NO:</b>	(603) 527-3281	<b>VALUE:</b> \$2,830,800
<b>SCOPE OF WORK:</b> Demolish existing office building and drive through building after new office building is constructed.		

<b>CONTRACTOR'S NAME:</b> Opechee Construction Corporation	<b>CONTRACTOR'S TELEPHONE NO:</b> (603) 527-9090
<b>CONTRACTOR'S ADDRESS:</b> 11 Corporate Drive, Belmont, NH 03220	

**FORMER USE OF BUILDING**

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

**APPROXIMATE START DATE:** June 2024      **APPROXIMATE FINISH DATE:** September 2024

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

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

See reverse side for more important information

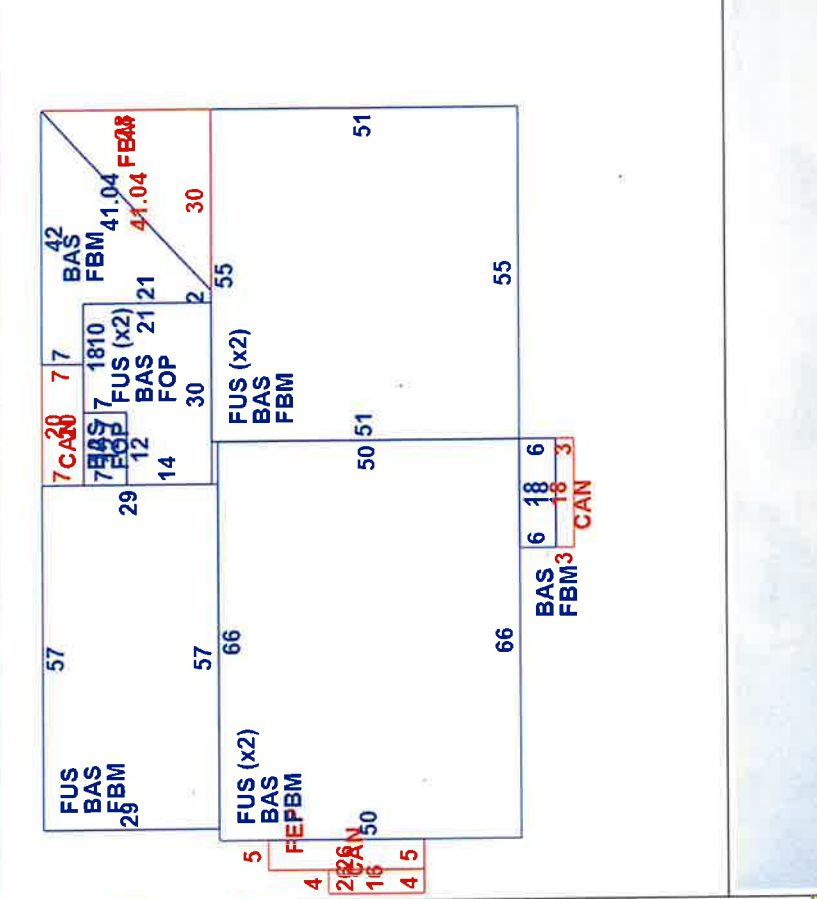


**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	07	Good +10			
Stories:	3				
Occupancy	1.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2	22	Precast Panel			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	03	Plastered			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	3410	BANK BLDG			
Total Rooms	00				
Total Baths	7				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	06	FIREPRF STEEL			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Ptns	03	ABOVE AVERAGE			
Wall Height	12.00				
% Comn Wall	0.00				
1st Floor Use:	3410				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Appr. Value
VLT1	VAULT-AVG	B	248	140.00	1989			70		24,300
VLT1	VAULT-AVG	B	248	140.00	1989			70		24,300
PAV1	PAVING-ASPH	L	50,000	2.50	1971	F		25		31,300
LT1	LIGHTS-IN W/P	L	11	1800.00	1971	F		25		5,000
LT2	W/DOUBLE LI	L	2	2600.00	1971	F		25		1,300
MSC2	COMPLFR	L	916	4.00	1971	G		75		2,700
VLT1	VAULT-AVG	B	200	140.00	1989			70		19,600
ELV2	ELEV PASSEN	B	1	50900.00	1989			70		35,600
ELV3	ELEVATOR ST	B	3	5500.00	1989			70		11,600
KITH	X-KITCHEN	B	1	4000.00	1989			70		2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Elf Area	Unit Cost	Undeprac Value
BAS	First Floor	9,042	9,042	9,042	123.05	1,112,607
CAN	Canopy	0	258	26	12.40	3,199
FBM	Basement, Finished	0	8,832	3,091	43.06	380,344
FEP	Porch, Enclosed, Finished	0	130	91	86.13	11,197
FOP	Porch, Open, Finished	0	630	126	24.61	15,504
FUS	Upper Story, Finished	14,955	14,955	14,955	123.05	1,840,195
Ttl Gross Liv / Lease Area		23,997	33,847	27,331		3,363,046



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
BANK OF NEW HAMPSHIRE ATTN: ACCOUNTS PAYABLE 62 PLEASANT ST		1 Level	1 All Public	1 Paved	5 Heavy	Code	Assessed
LACONIA NH 03246		OWNOC Y			WARD	3410	2,610,500
		REVIEW			WARD 4	3410	146,900
		ZONE 1 UC			ZONE 2 %	3410	220,300
		ZONE 1 % 100			Assoc Pld#		
		GIS ID 433-186-1					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
BANK OF NEW HAMPSHIRE		3074	11-23-2016	U	I	0	31	Year	Code
BANK OF NEW HAMPSHIRE		2770	05-02-2012	U	I	0	40	Assessed	Year
LACONIA SAVINGS BANK		0516	04-03-1969	U	I	0		2021	2020
LACONIA CITY OF		0	04-03-1969			0		2020	2020
Total		0.00						2,977,700	2,977,700

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					

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

NOTES	
FOR BSMT UNFIN AREAS+MEZZ IN FRAME	
REM. EXT.HEAT SYST, COR.DRIVE UP OBXF	
CORR ELEV. CALCS. 24X36 BSMT CONF. ROOM	
IS OF EXCELLENT QUALITY FINISH/ VAULTED	
CEILING, STATE OF ART VIDEO AND SOUND	
COND TO GD,WALL HT TO 12',APPLY 3% F.D.	

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
2012-00048	02-27-2012	316,500	04-01-2013	100		RENOV TO LOBBY
2009-00143	07-09-2009	330,000	04-01-2010	100		PERMIT VOIDED
145-04	04-14-2004	25,000	04-13-2005	100		
605-03	11-13-2003	175,000	03-04-2004	100	02-12-2004	2ND FLR RENOV
514-03	10-14-2003	60,000	03-04-2004	100	02-12-2004	FOR DRIVE-UP
33-02	02-07-2002	66,000	04-23-2002	100		
334-96	11-04-1996		01-15-1997	100		

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
B Use Code	Description											
1	BANK BLDG UC	69,696	SF	1.24	1.00000	5	1.00	DWT	1.700	0	2.11	146,900
Total Card Land Units		1.60	AC	Parcel Total Land Area: 1.60		Total Land Value		2,977,700		2,977,700		146,900

**VISION**

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	2,444,800
Appraised Xf (B) Value (Bldg)	165,700
Appraised Ob (B) Value (Bldg)	220,300
Appraised Land Value (Bldg)	146,900
Special Land Value	0
Total Appraised Parcel Value	2,977,700
Valuation Method	C

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
08-20-2021	PS	CY		13	FRM CITY AGENCY
09-28-2016	TB			25	REVIEWED
04-07-2013	DD			15	PERMIT VISIT
06-16-2010	JW			32	COM FIELD REVIEW
03-29-2007	RC	01	1	03	MEAS & INSPC
04-14-2005	RC			15	PERMIT VISIT
03-04-2004	EE			15	PERMIT VISIT



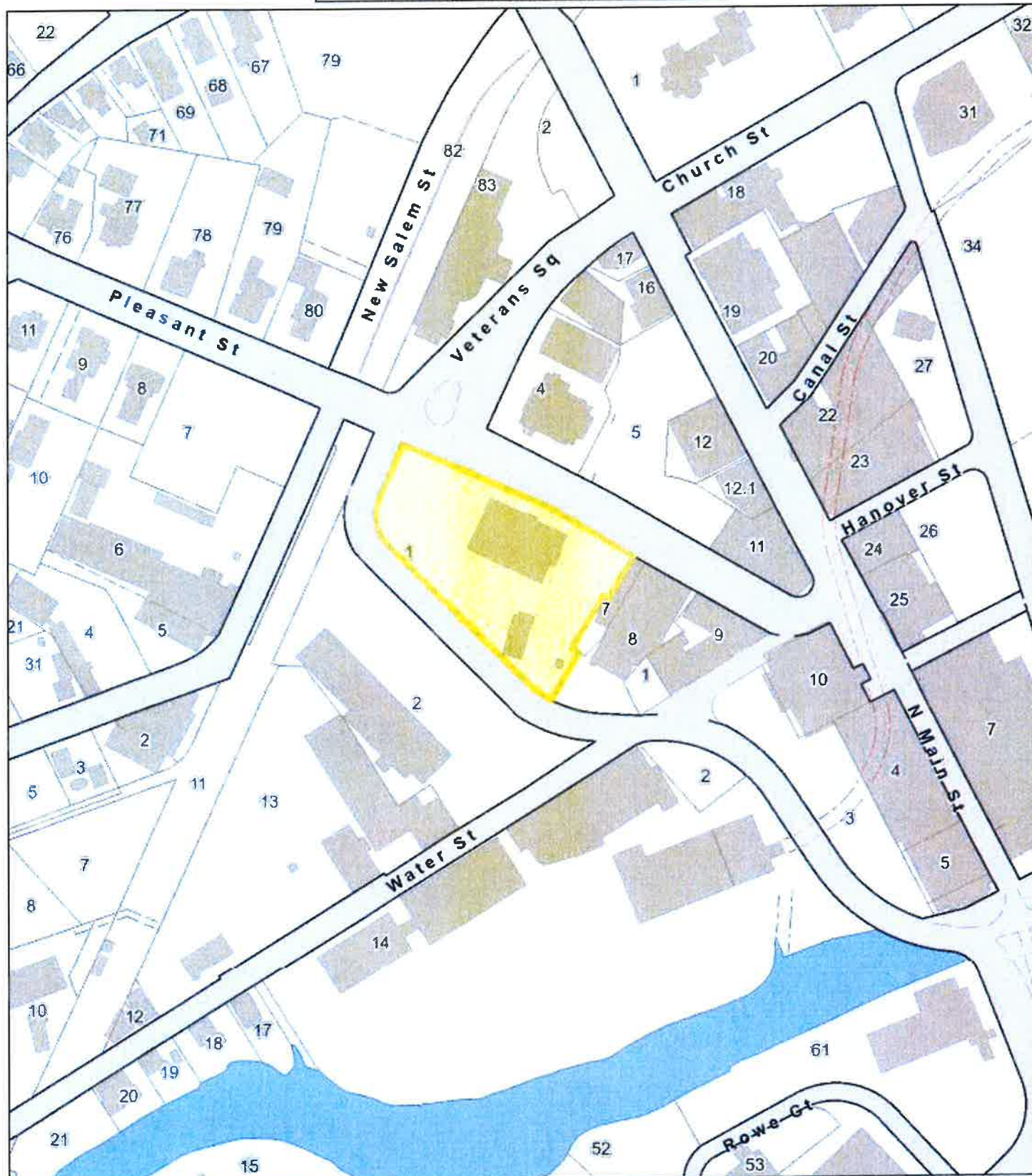
Laconia, NH

1 inch = 200 Feet



www.cai-tech.com

June 5, 2023



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