

## LYME HERITAGE COMMISSION

September 22 , 2015                      7:00 p.m.  
LCA Meeting Room

PRESENT: Ray Clark, chair; Adair Mulligan, vice chair; Laurie Wadsworth, Tim Cook; Patty Jenks, select person; Jane Eakin, alternate; Pat Erwin-Ploog, alternate  
ABSENT: Jane Fant, Rick Pond

GUESTS: Jennifer Goodman and Beverly Thomas of the New Hampshire Preservation Alliance

Before the meeting, Chair Clark had accepted with regret the resignation of alternate Commissioner Ian Smith.

Meeting was called to order at 7:09 by Chair Ray Clark.

1. **Welcome to our guests**, from the New Hampshire Preservation Alliance. Jennifer Goodman, Executive Director, and Beverly Thomas, Program Director, joined us to offer advice and expertise as we set up the Historic Assets Fund and consider our first Historic Structure Report.
2. **Approval of Minutes**: Amendments were suggested for #3 and #7 of the Draft Minutes from the August 25 meeting. Those minutes were then approved as amended.
3. **Summary Report**: Jane Eakin distributed the copies with personalized inscription bookplates to be given to donors. To save the cost of mailing, and to make a more personal thank you, Commissioners each took copies to distribute to friends and neighbors, with a possible mention of the Historic Assets Fund. In all, about 30 copies will have been given away, to donors, the library, the school, the Historians, the Preservation Alliance, and to Liz Hengen. There are about 30-40 copies left.

#### **4. Historic Assets Fund:**

Jennifer and Beverly started off our discussion with a summary of the pertinent work of the NHPA. They work with about 100 communities/year, offering protection strategies and a “tool box.” Their clients are state-wide, and include heritage commissions, historical societies and investors. They have their own planning grants programs (not bricks and mortar, that’s LCHP) and have given assessment grants for about 500 barns, as well as planning grants for 1500-4500 town buildings! Their program is state-wide, and very public. They also added that some other heritage commissions do own property or easements, for varied time periods. For our fund, we will have to figure out how we can leave the door open for other agents for fundraising. In the future, we will also need project leaders.

#### **5. Historic Structures Report:**

Given the purpose to give property owners some guidance, a pilot project with the Historians’ new property, the Judge Churchill House at 15 Main St. would be a good fit since it is a key central property in

town. Jennifer added that a report for this property would create a good road map for future investments, help an advocacy group, and advertise re-use needs.

A full Historic Structure Report (HSR) can cost many thousands of dollars. Instead of hiring professionals for every aspect, we could follow the model set with our Inventory, where we hired Liz Hengen to do the professional analysis, but did most of the legwork ourselves.

Laurie requested a proposal from the Heritage Commission so she can bring it before the Historians' Board for their consideration. The following proposal was made for a "phased" HSR of the 1850 Judge Churchill House at 15 Main Street: (1) Tim and Ray could do preliminary documentation, including measurements and photography and then (2) The Historians and the Heritage Commission would work together to find an intern to do further study of the house and/or barn. To that end, Laurie will show Tim and Ray the house soon to determine if this plan is feasible.

Jennifer advised that as this progresses, there should be a formal application from the Historians, so the roles are clear (who the contractor is, who is paying, etc.) and to ensure that volunteers are supervised by a preservation expert to give the project credibility.

She also advised that for our pilot year, we narrow our focus and develop clear priorities and process. We may want to keep the project internal, while leaving it open to unexpected opportunities. We will need to remain transparent, while balancing privacy in a small town. NHPA can help with administration (LOTS of paperwork), technical assistance, financial matters, and locating specialists.

6. The Heritage Commission went into Executive Session to further discuss some other private properties in Lyme which might qualify for assistance from the Commission or from the Historic Assets Fund.

7. **East Thetford Bridge** - The State will be holding another information session, this time in Thetford, on October 8. Tim explained that the bridge has been classified as historic, so must be restored not re-modeled, but the question now is how to restore the center pier, which is deteriorating.

After thanking our guests for attending and wishing them safe travels back to Concord, the meeting was adjourned at 8:50.

Respectfully submitted,  
Laurie Wadsworth, secretary

**NEXT MEETING: October 27**