

HISTORIC DISTRICT COMMISSION

August 27, 2012, Center Hall ,

Members present: Scott Roper, Stephanie Roper, Julie Zebur, Larry Crosby, alternate Andy Roeper; also: Jessie Salisbury

Scott opened the meeting at 7:38 p.m.

The minutes of June 25 were approved on a motion by Stephanie, seconded by Julie.

CENTER HALL CULTURAL RESOURCES STUDY

Scott presented his final report, 29 pages with many pictures. He said the idea was present an idea of what existed at which period. A copy is on file at the Town Office.

He did not do a structural analysis.

Scott said the purpose of the studies is to have “something documented when some work is planned.”

The first town hall was built in the area in 1770, but no knows exactly where. The area was chosen since it is the geographic center of the town.

When the present hall was constructed in the early 1840s, the road was moved away from the hall. The original location was shown on a map in 1858.

Scott suggested that the common in front of the hall be left clear of “clutter,” monuments, etc. The place for a large monument would be near the present leach field. Benches would be okay.

The former town barn was built in 1938. That area needs to be cleaned up.

The field behind the hall is not part of the Historic District. The report suggests that any large town structure, such as a fire station, be built near the Artillery shed.

Behind the town pound would be okay for a picnic pavilion or such structure.

The front steps are from the quartz quarry and are not the original meetinghouse steps.

Most of the current building dates from the 1880s - ell and backstage area.

The dining room dates to 1939, the tin ceiling to 1913, the stage and piano from 1919, and the light fixtures from 1937.

The meeting room is basically as it was in 1919

Most of the historic elements in what is now the kitchen are still there, but covered. The other anteroom is more historic but contains the furnace and the steps are missing.

He suggested the old sink in the upstairs kitchen be removed for preservation.

Andy suggested doing an architectural profile of all of the elements, such as getting chips of original paint for reference.

Perhaps an archaeological dig could be done of the driveway and common area in front to get a profile of what was there, width of original right-of-way, for instance.

Financing options are through the town budget process, or from grants.

CHURCH UPDATE

Kent Perry was not present as expected. Work on the church will continue this fall when it is cooler, both shingles and painting.

The church, with some assistance from Andy, is preparing an LCHiP grant for window restoration.

HERITAGE COMMISSION

The Old House Project is nearing completion.

The date (1974) has been added to Wallace Dole's grave marker.

PHIL BROOKS STUDY OF THE HALL

Andy said he had gotten some information from the Town Office but not the original sketch.

He has spoken with Aaron Sturgis of Timber Framers, and others, and they all agree that to undertake restoration work on the hall without proper archeological investigation "could be detrimental to the building." He said there are engineers in the area who are familiar with the building.

A proper review is needed before working on the rafters.

Andy suggested the Commission proceed with the original plan to have an architectural review made. There is no sign of any movement in the walls.

Stephanie asked if a warrant article for the work should be submitted.

Andy asked about setting up a capital reserve fund.

Scott said he will talk to the Budget Committee about setting up a line in the budget.

If the Commission becomes a Certified Legal Government, all members would be required to take training. That project is now at the top of his list and will probably present that report early next year.

Scott said before any work can be done this year, there has to be a public hearing.

Scott said he had contacted the Town Office with a list of concerns and had received a reply: The light on the ell is okay as is the downspout; some lights have been rewired, the exit signs don't need to be changed, the colors are fine. Most of the windows can now be opened (some were painted shut). No immediate repairs to the chimney are planned and there are no plans to install a wood stove.

Andy said the handrails on the ramp are supposed to be round, not a two-by-four and the landing needs to be level so that wheelchairs are stable.

It was suggested that the shutters be put back on the town hall.

The fan from the front gable could not be located.

The meeting adjourned at 8:45 p.m.

Respectfully submitted