

WOLFEBORO HERITAGE COMMISSION

Wolfeboro Public Library Meeting Room

Wednesday, June 8, 2016, 7 p.m.

Minutes – **Draft**

Members and alternates present: Chair Maggie Stier, Vice Chair Anne Blodget; Members Vaune Dugan, Cynthia Melanson, Wendy McHugh and Harold Parker; Board of Selectmen Liaison Dave Bowers, Alternate Member Gene Denu

Members absent: Sheryll Ross

Staff present: Town Manager Dave Owen and Recording Secretary Larissa Mulkern

1. **Call to order:** The meeting was called to order at 7 p.m.
2. **Welcome New Members:** Members provided brief introductions about their backgrounds.
3. **Approval of Minutes:** Cindy Melanson made a motion, seconded by Gene Denu, to approve the minutes of the May 11 meeting as submitted. Members all voted in favor and the motion passed.
4. **Rules of Procedure [and other ideas]:** Chair Stier reiterated the Heritage Commission is an advisory board and not a regulatory body. A discussion ensued regarding whether Select Board Liaison Dave Bowers has a vote on the commission; Maggie said she would like to have Dave as a voting member. The consensus was that the Liaison slot could be designated as an alternate who votes when a quorum is needed.

Chair Stier suggested adding a time slot to the agenda for public input and updates from members regarding historic local properties. There was brief discussion regarding a recently approved subdivision at Raven Cove where a dilapidated building is likely to be demolished, as it would be costly to renovate. Chair Stier and Vaune Dugan indicated that the Heritage Commission could serve as a resource for homeowners and real estate professionals by providing information and leads to building renovation specialists and contractors with experience in historic rehabilitation. The chair and members also noted the attractive renovation of the buildings in Wolfeboro Falls across from Linda's Flowers and Plants shop and briefly discussed establishing some kind of renovation recognition program for rehabbed properties.

In addition, the chair distributed copies of heritage commission by-laws from the towns of Moultonborough, Weare and Eliot, Maine. She will use Moultonborough's by-laws as a guide for the Wolfeboro Heritage Commission and will prepare a draft for members' review.

5. **Update on Freight House:** Mr. Owen updated members on the status of the town's purchase of the old Freight House on the Wolfeboro Oil property. He shared a detailed written report from Public Works Director David Ford, "Issues with Proposed Purchase of Wolfeboro Oil Freight House," with the building inspection report for the building. In addition, Mr. Owen said the seller has been unable to find someone to

remove the oil tanks from the property, which is a stumbling block to the Town's purchase of the lot – the purchase is contingent upon removal of the seller's removal of the tanks. The Freight House has three major problems including asbestos shingles on the roof, exterior lead paint and is in overall poor shape. It would be less costly to rebuild than renovate. Mr. Bowers was opposed to spending any money to renovate the Freight House. Chair Stier said it was premature to say renovation would be cost prohibitive and she has seen other successful renovations in the past. The Freight House has a lot of potential, including eventually having tenants who would pay rent to the town. Mr. Owen said the town already runs two museums, the Libby and the Clark House. Other suggestions including using the building as a marketplace.

6. **Master Planning Process and Preservation Tools:** Chair Stier distributed copies of several informative articles related to preservation planning, basic tools for protecting historic assets through heritage commissions, master plans and surveys, and a presentation on defining and identifying historical resources. In summary, "a historical resource is a district, site, building, structure or object that is significant in the history, architecture, engineering, archaeology or culture of this state, its communities or the nation." Three locations in town that have submitted Area Forms to the NH Division of Historic Resources include the Abenaki Ski Area, Middleton Road and Wolfeboro Falls. [The Area Form is used to document the architectural and historical patterns that characterize a larger area such as a neighborhood, a complex, a potential historical district or an area affected by a large-scale construction or transportation project, according to an article by the New Hampshire Preservation Alliance that was distributed at the meeting.] Chair Stier also reviewed a list of seven characteristics listed under "integrity" – location, design, setting, materials, workmanship, feeling and association.

Chair Stier spoke with Town Planning Director Rob Housemen regarding the upcoming Master Plan update for the Town of Wolfeboro. He welcomed the commission's input regarding questions to include on a pre-update community survey. Discussion ensued regarding the goal of relating the community's desire to preserve the historical resources of the town and to look at other structures and areas where preservation could take place and the stories of those assets could be told. Assets include buildings just 50 years or older, such as the mid-century Citizen's Bank building, with its marble façade and modern architectural style.

7. **New Business:** Members expressed interest in holding the next meeting of the Wolfeboro Heritage Commission on July 13 at the Wolfeboro Town Hall's Great Hall. Mr. Owen said he would check on availability, but that the Wolfeboro Library meeting room has been booked for a year for WHC meetings.
8. **Adjournment:** A motion to adjourn was made, seconded and approved by a unanimous vote at approximately 8:28 p.m.

Respectfully submitted:

Larissa Mulkern
Recording Secretary
June 13, 2016