

## WOLFEBORO HERITAGE COMMISSION

Town of Wolfeboro Great Hall  
Wednesday, July 13, 2016, 7 p.m.  
Minutes – **Draft**

**Members and alternates present:** Chair Maggie Stier, Vice Chair Anne Blodget; Members Vaune Dugan, Wendy McHugh, Sheryll Ross and Alternate Member Gene Denu seated as regular member

**Members absent:** Cynthia Melanson, Harold Parker, Board of Selectmen Liaison Dave Bowers

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

- **Call to order:** The meeting was called to order at 7 p.m.
- **Approval of Minutes:** Wendy made a motion, seconded by Maggie, to approve the minutes of the June 8 meeting as submitted. Members all voted in favor and the motion passed.
- **Updates:** Maggie updated members of the status of the **Pickering House**. The new owners, Patty and Peter Cooke, plan to renovate the property for use as a bed and breakfast or tavern with a function space. At this time, the owners will not seek federal incentives for historic preservation. A great deal of demolition is taking place inside the building due to the deteriorated conditions; the owners plan to renovate the existing exterior fence on the property. **The 1810 House Bed & Breakfast & Antiques:** there are plans to bring a small winery to the property and retain the bed and breakfast. **Design guidelines:** Vaune asked about getting a member of the Wolfeboro Heritage Commission onto the Town's Technical Review Committee. Maggie said the Town already has voluntary design guidelines for downtown and provided a copy. She added that the guide is a useful starting point for a conversation with property owners regarding the preservation of the historic character of buildings.
- **Old Business:** Rules of Procedure: Maggie presented the Wolfeboro Heritage Commission Rules of Procedure, which adheres to the State of New Hampshire R.S.A. The rules review what the commission can and cannot do, terms of office, meeting dates, and qualifications of appointees. [See attached]. Sheryll made a motion to approve the Rules of Procedure, seconded by Wendy. Members voted all in favor and the motion passed.
- **Town Web Site:** Dave Owen discussed the updated Town of Wolfeboro web site and members discussed what information related to the Heritage Commission that could be posted. The Heritage Commission already has its own page and minutes and agendas will always be posted. Vaune suggested it include content regarding current topics, projects and issues. Maggie suggested a listing and some information on all of the nationally registered historic properties in Wolfeboro. Gene said he had information that can be scanned, and that anything done under the auspices of the

Wolfeboro Historical Society is public information. Gene said he could provide a condensed history of the establishment of Wolfeboro. Vaune and Maggie also suggested featuring historical properties for sale and recently renovated buildings. The web page can include links to resources on historic preservation.

- **Freight House Update:** The Purchase and Sale agreement between the Town of Wolfeboro and Freight House property owner Howie Bean has not been consummated due to the fact the oil tanks have not been removed. Maggie said she spoke with Howie who assured her he is continuing to look for a buyer to remove the tanks; he was happy to know the Heritage Commission was willing to help. Howie will provide a key to the Freight House to the commission so that members can view the property; Maggie suggested bringing a preservation contractor inside to give an idea of what could be renovated and at what cost. Members discussed scheduling a site walk within the next couple of weeks. Members discussed the pros and cons of renovating or repurposing the building versus tearing it down. Vaune said even if the building is demolished abatement of the lead paint and asbestos roof tiles would have to take place. Gene, an engineer, added that if the building is repurposed it has to be updated to today's standards; in some areas the Freight House would require a tremendous amount of work, including propping up the center of the building to rebuild the tresses. The electrical system would have to be ripped out and replaced, and, the building has no plumbing. On the other hand, the lead paint can be painted over, and the asbestos shingles are solid. Gene also stressed the property lacks parking, a huge problem for the downtown. Members suggested uses for the Freight House including open air market, performance space, or walk-through historic interpretive exhibit. Sheryll was tasked with researching historic photos of the Wolfeboro train station or any photo that depicts the Freight House. It was noted that the Town of Wakefield and its Heritage Commission has renovated its Freight House in Union and the building is now a Heritage Museum that houses a model of the Boston and Maine Railroad line as it served the village of Wakefield [in the early 1900s.] Larissa has photos she can share with the members.
- **New Business:** Members discussed acquiring the old Wolfeboro Chamber of Commerce Information Booth, approximately 12 feet by 12 feet [144-square feet in size], which is currently stored on the Cooke property. The old booth can be raffled off to raise money for the Heritage Commission. The building would make a nice bob house for Fisherville. Maggie suggested someone talk to Mildred Beach, who manned the Information Booth for many, many years, to record an oral history. Anne said she would contact Mildred. Anne suggested creating a Facebook page for the fundraiser/raffle.
- **Collaborative Heritage Commission Event:** Maggie proposed the idea of hosting a training, mentoring and information forum for all the Heritage Commissions in the region. She noted the Wakefield Heritage Commission has done great work in their community, and other commissions are doing interesting work as well. We can invite members here to learn from one another. The event can include photos or projects, success stories, and time for socializing and networking. A tentative date of Saturday, November 5 at the Wolfeboro Great Hall was scheduled. Maggie said she would email various commissions to get things started, and would check on availability of the Great Hall.

- **Meeting dates/location:** Dave mentioned there was a scheduling conflict with the Great Hall meeting space, which as been booked for Budget Committee meetings in November and December on the same dates as the WHC meeting. Discussion ensued. Members agreed to meet in the Planning Board meeting room in the town hall annex on November 9<sup>th</sup> and December 14 at 7 p.m.
- **Social Media:** Dave added the new Town web site will include an area for links to social media. Some departments already have their own Facebook pages, and if the Heritage Commission creates a page a link could be included.

There being no other business, a motion to adjourn was made and seconded at 8:20 p.m. The motion was voted on and passed. The next Heritage Commission meeting will be held on August. 10.

Respectfully submitted:  
Larissa Mulkern  
Recording Secretary