

Wolfeboro Heritage Commission

Town Hall Annex Meeting Room

June 14, 2017, 7 p.m.

Minutes - Approved

Members present: Chairman Maggie Stier, Vaune Dugan, Wendy McHugh, and Gene Denu **Guests:** Jim Collins, Harold Chamberlin and Bob Moholland.

Members absent: Cynthia Melanson, Anne Blodget, Rob Aitcheson and Board of Selectmen Liaison Dave Bowers

Staff present: Director of Planning & Development Matt Sullivan and Recording Secretary Michele Chamberlain

The Heritage Commission met at the American Legion at 7 p.m. to visit/review the building.

Harold Chamberlin stated a document was written and posted on the internet about the history of the American Legion but it has been lost. Carl Shannon is probably the best person to talk to who knows the history of the Legion. Chamberlin stated the American Legion Post #18 has had a big impact on the Town of Wolfeboro with their donations to families. They sponsored the Fourth of July Parade, Halloween parties, Christmas Parties and Visits with Santa. Mr. Chamberlin stated we would like to keep our old building even though it is used far less than it used to be.

Chairman Stier stated the Commission would help to see if they could locate the missing document on the web.

Jim Collins stated the American Legion Building used to be an old schoolhouse. Gene Denu stated it was originally called the Mill Schoolhouse but it became the Wolfeboro Falls Schoolhouse. Mr. Denu stated the railroad caused the name to be changed since there was another stop with the same name. Jim Collins stated that different parts of Town had different names for building in those times. The American Legion was referred to as the Pine Hill School as well.

Jim Collins said an engineering survey has been done by Bergeron Engineers and that the hall can't be used for public events at this time because of a compromised floor. Their recommendation is to raise the building and put in a new foundation and replace rotten sills and joists. There might also be deterioration in the wall framing that would have to be addressed. The repairs are estimated to cost \$400,000.00. Mr. Collins stated he had approached Home Depot and Lowe's for donations but their funding has already been used, and also has some leads on in-kind donations. Mr. Collins stated he visited some banks and they told him he needs to have an operational plan. Mr. Collins stated they have people calling to ask if the hall is available for functions and he believes the Red Cross blood drives need a building with more space.

Chairman Stier asked for the mission of the Legion. Mr. Collins stated the American Legion is to support the Veterans and the Community. He stated in the past the American Legion was used for many Town events. Mr. Chamberlin stated they are hoping to put life back into the building so that life can be put back into the organization.

Chairman Stier asked if they could get grants, but Collins said they are considered a military organization and generally don't qualify. Vaune Dugan asked if any veterans join, and Chamberlin stated that Veterans are individuals that served during conflict not just members of the military. Collins added that there are more Veterans living in the state of New Hampshire than Massachusetts but there is more VA funding in Massachusetts.

Chairman Stier then asked for a tour of the building. The Commission toured the building as well as the basement then departed and reassembled at the Town Hall.

Call to order: Chairman Stier called the meeting to order at 7:49 p.m.

Approval of Minutes: Chairman Stier stated there was a few editing items that needed to be fixed and asked the Commission for their input. It was decided to vote on the approval of minutes at their next meeting.

Public Comment: Chairman Stier stated Sal's Gas Station is gone. Mr. Sullivan stated 14 Pine Street is gone and the new building will be closer to the shopping center. The new building will be set further back from the road and it will have a different character. It will have a drive under garage at ground level and it will have two stories above it, about 30 feet in height. The building will have 6 apartment units with 4 one bedroom units and 2 two bedroom units. The building permit should be approved in the next week or two.

It was noted that the grassy lot across from Dunkin Donuts is still for sale. Ms. Dugan stated the Depot Square Condos have removed their prior request to build more condos on the site. Mr. Sullivan stated they were originally approved for twelve units and then they reduced it to ten units and they were never built. They have now rescinded their ability to build the remaining six units. It will remain a parking lot for now.

Mr. Denu stated The Lake Motel is now the Crescent Lake Inn & Suites.

Chairman Stier asked Mr. Sullivan about the new legislation related to accessory dwelling units and if it had repercussions for historic buildings. Mr. Sullivan stated the forum is next week at Brewster, but that no applications for ADUs have been received.

Historic Resource Survey: Chairman Stier asked Mr. Sullivan how the Commission could help him with the survey. Mr. Sullivan stated he spent several weeks with the Assessing Department trying to get our assessing data in a format that could be used.

Unfortunately, there will need to be some database building before a map can be created. Mr. Sullivan will continue to work on this. He brought up a question that was raised at our last meeting--if the Heritage Commission provided more accurate information about construction dates of historic buildings, would the assessed value be affected. Mr. Sullivan answered yes, adding that there are inaccuracies within the assessing database pertaining to the age of the buildings and right now there isn't a way to address the issue. Ms. Dugan asked if the buildings were generally listed as earlier or newer. Mr. Sullivan stated the buildings are often listed as older and that the older your home is, the less it is taxed.

Chairman Stier stated that the purpose of the Heritage Commission is to generate awareness of the town's historic resources, to assist the Town with historic resources issues, and to help the public. Chairman Stier stated these goals need to be remembered, and that the important thing is to focus on a holistic approach to understanding how the buildings in Town reflect the evolution of this Community.

Ms. Dugan questioned if they should just concentrate on the main roads.

Chairman Stier stated the entire Community should be looked at, and noted the current effort by the North Wolfeboro Area Association which has hired a consultant to look at that part of Town to see if they are an eligible National Register Historic District, a non-regulatory designation. Chairman Stier suggested inviting that group to meet with the Heritage Commission in the near future.

Mr. Sullivan gave the following information on the dates of homes in Wolfeboro based on the assessment database.

Older than 1800 = 76 homes
1800 - 1899 = 380 homes
1900 - 1967 = 1200 homes
1968 - Present = 2500 homes
Total = 4,234 homes in Wolfeboro

Chairman Stier asked about hiring a consultant for the general history of Wolfeboro. Mr. Denu then shared a copy of a timeline that was in the Master Plan for 1980-2000.

Mr. Sullivan suggested augmenting this information with some photographs, paintings or maps, and adding more key dates.

Freight House: Chairman Stier then turned to an update of the Freight House project, and stated that the town would like to proceed with listing it to the State Register of Historic Places. She thought there were no other SR-listed buildings in Wolfeboro but Mr. Sullivan stated the Clark House Museum Complex is on the State Register, as is the Governor Wentworth Historic site, so this would be the third listing for Wolfeboro. Stier will follow up with project leader John Simms and the NH Division of Historical Resources to take the next steps to officially list the building.

The Commission discussed trying to get the Train Station on the State Register as well, Chairman Stier stated State Register listing carries no restrictions on building use or care.

Other Business:

None

Chairman Stier asked the Commission if they would be interested in more training in cooperation with other Lakes Region Heritage Commissions. One suggestion was a speaker on writing master plan chapters devoted to historical and cultural resources.

It was moved by Gene Denu and seconded by Vaune Dugan to adjourn at 8:39 p.m. Members voted and being none opposed the motion passed.

Chairman Stier moved to reinstate the meeting.

Chairman Stier suggested writing an article for the newspaper about the American Legion. There was no opposition so she will do something about this.

It was moved by Gene Denu and seconded by Vaune Dugan to adjourn at 8:52 p.m. Members voted and being none opposed the motion passed.

Respectfully Submitted,
Michele Chamberlain