

**Town of Center Harbor
Heritage Commission Meeting**

- Approved 8/17/17-

July 20, 2017

Minutes

- I. **Call to Order:** Meeting called to order at 4:30pm. Present: Chairperson David Reilly, Roland Garland, Richard Hanson, David Hughes, Karen Ponton; Absent: Nancy Sapack (alternate); Guest: Rick Kipphut.
- II. **Approval of Minutes:** Motion by K. Ponton, seconded by R. Hanson that: The Minutes of June 15, 2017 be approved as writtten. Passed unanimously. Motion by K. Ponton, seconded by R. Garland that: The Minutes of July 6, 2017 be approved as written. Passed with R. Hanson abstaining.
- III. **Order of Agenda & Additional Items:** K. Ponton asked that "Chimney Repairs" be added to the Agenda.
- IV. **Unfinished/Continuing Business**
 - A. **Town House Rehab**
 1. **Phase 1B Archaeological Study:** Awaiting comment from NHDHR on the Phase 1B Archaeological Study. Voicemail message from K. Ponton to Edna Feighner at NHDHR on July 18, 2017 was referred to Peter Michaud, who is out of the office until Monday. K. Ponton will phone him next week. Motion by K. Ponton, seconded by R. Hanson: To authorize payment of \$901.74 from the Heritage Fund to IAC for the Phase 1B Study. Passed unanimously. The cost for the Study was less than the estimate.
 2. **Foundation Project:** George Born has been hired to fill Jenna Lapachinski's position at LCHIP.
 - a. **Contract:** D. Reilly and K. Ponton have drafted a contract for Target New England for the foundation work, which includes the scope of work, agreed upon price, payment schedule (50% when the Project Director and Target NE agree 50% of the work has been done, and 50% when they agree that 100% of the work has been satisfactorily completed), required mid-point and final LCHIP site visits, insurance requirements, estimated start date (after September 1), and that exact start date must be approved in advance by the Project Director. The draft has been forwarded to Code Compliance Officer Ken Ballance for review and comment.
 - b. **LCHIP Requirements for First Disbursement:** The required scope of work, estimated timeline, name of contractor and stewardship plan have been sent to G.Born. His initial comments concerned the scope of work: wooden louveres are

preferred over aluminum vents, and he approved removing the stone pile piers from under the building. Once these requirements are approved by LCHIP, the final requirement will be proof of matching funds. The first disbursement is 50% of the LCHIP grant.

c. **Front Porch Painting:** Weather has delayed completing the second coat of paint. Today's issues of *The Laconia Sun* and *The Meredith News* contained an article about the Rotary's donation of labor to repair the front porch, and a photo of Rotarian and Project Carpenter Ron Maher.

d. **Town House Sign:** Luke Royea has been unavoidably delayed about another couple of weeks in completing the sign.

e. **Town House Tree Work:** Jeff Haines and the Public Works crew began trimming the trees overhanging the Town House earlier today.

B. Heritage Fund & Requests for Reimbursement: The Commission reviewed the *Fund Report* dated July 17, 2017 (see attached) and the MVSb statement for June 2017. Motion by K. Ponton, seconded by R. Hanson: To reimburse R. Kipphut \$43.65 for barn survey postcards and postage. Passed unanimously. Motion by D. Reilly, seconded by R. Hanson: To reimburse K. Ponton \$33.19 for raffle supplies. Passed with K. Ponton abstaining.

C. Fundraising

1. **Do Good Bonus Cards:** \$1,200.00 was raised with the *Do Good Bonus Cards*. Thank you letters have been sent to The Common Man Family of Restaurants and Heath's Supermarket. The donations jar generated an additional \$116.15.

2. 50/50 Raffles at Band Concerts

a. **July 4th & 7th Concerts:** These raffles raised a total of \$525.00. Consensus was that holding 2 raffles in the same week might be part of the reason why the July 7th raffle raised only \$90.

b. **August 18th Concert 7-9PM:** Band is *'60s Invasion*. D. Hughes will man the table.

c. **Additional Concert Raffles:** Consensus was to hold another raffle at the July 21st Band Concert. R. Hanson, D. Hughes and K. Ponton will staff the table. The Commission also decided to hold raffles at the August 11th *Annie & The Orphans* concert and the August 25th *Carter Mountain Brass Band* concert, as these bands are known to draw large crowds. K. Ponton will send an email requesting volunteers.

3. **Donations Update:** The Moultonboro Lions Club generously donated \$500 to the Heritage Fund, after a member talked with N. Sapack about the Town House rehab during the *Do Good Bonus Card* fundraiser at Heath's. Since 2015, over \$15,000.00 has been donated to the Heritage Fund, including \$5,325.00 this year.

D. Barn Survey Project Update: Although disappointed that there has been only one response to the *Meredith News* article, R. Kipphut continues to reach out to barn owners. He will soon begin telephoning some of them. He is planning a barn survey informational display for the August 18th Band Concert, and will talk with Heath's about having a display there, possibly that same weekend. R. Kipphut may also visit the deeds office in Laconia to research additional information about some barns. He anticipates that the barn survey will extend into 2018.

E. NHDHR Survey Update: K. Ponton reported for Mae Williams. After the July 6th meeting of the Commission, M. Williams and K. Ponton began trying out the individual windshield inventory forms to collect information about the sites listed on the Commission's working draft of the *Heritage and Cultural Resources Inventory*. Property addresses and photographs for many of the sites have been obtained from the Town GIS maps and the assessor's database on the Town website. Information on these inventory forms will help in the creation of an historic sites database. M. Williams would like to include the barns identified in the barn survey that R. Kipphut is conducting. Because the Town computers contain confidential information, the Heritage Commission (or whoever eventually does mapping as part of the NHDHR grant) cannot have access to the Town computers. The Town does have ARC mapping software; however, the Town contracts with Cartographics for mapping and Cartographics maintains all of the maps and layers on the Town website. It would be expensive to have Cartographics create a layer for historic sites. An option is to create a map for the Heritage Commission webpage (possibly using free mapping software) that is maintained by the Commission. M. Williams has some historic maps in digital format, but others may be available at the State Library and the NH Historical Society. D. Hughes offered to contact these organizations. R. Garland reported that there are no maps at the Centre Harbor Historical Society. The Commission spent some time reviewing and updating the *Inventory* list (see attached), and added the foundation of one of the Slab City mills, the site of the second mill and the two (2) old dams. D. Reilly and R. Garland have old photos of the mills and dams; they may be able to fill out some of the inventory forms for Slab City resources. Also, D. Reilly owns a copy of the book Road to Durham about Slab City that should be added to the bibliography. D. Hughes noted that Locust Cottage should be Locust Inn. His grandmother owned the Locust Inn, which burned down in the early 1970s, and has old photos. He added that the site of the Whittier Pine was in a field behind 314/318 Dane Road and that its very large stump may still be there.

F. Village Schoolhouse Conditions Assessment: The architects (2) from Alba Architects, LLP and a structural engineer conducted the site visit at the Schoolhouse on July 10, 2017. K. Ponton was present. Of immediate concern was the discovery that the toilet and bathroom sink were discharging directly onto the ground under the Schoolhouse, due to a disconnected sewer line. The Town Selectmen were promptly

informed, and the problem has been corrected. It is anticipated that the *Building Conditions Assessment Report* will be ready in about a month. As with the *Assessment Report* on the Town House, the NH Preservation Alliance will need to approve the *Report* on the Schoolhouse before the grant funds will be released.

V. **New Business:** Chimney Repairs – Due to time constraints, postponed to next meeting.

VI. **Other Business:** None

VII. **Adjournment:** Motion by R. Garland, seconded by D. Hughes to adjourn at 6:39pm. Passed unanimously.

Next Meeting: August 17, 2017 at 4:30pm

Respectfully submitted,

Karen Ponton, Secretary
atts(2)

Center Harbor Heritage Commission

Heritage Fund Summary Report (7/17/17)

I. Town Appropriations

Appropriation 2015	\$ 500.00	(\$467.16)	
Appropriation 2016	\$15,000.00	(8,435.00)*	
Appropriation 2017	\$5,000.00	(208.32)A#	
Appropriations Balance			<u>\$ 11,389.52</u>

II. Donations

2015 Donations	\$ 4,017.67		
2016 Donations	6,437.12	(\$ 4,119.74)**	
2017 Donations	2,975.00		
	500.00#		
DoGood Cards	1,160.00		
	40.00#		
Raffles	525.00#		
Donation Jar	6.25		
	<u>118.98</u>		
	\$ 15,780.02		
			<u>\$ 11,660.28</u>

III. Town House Rehab

IV. Heritage Fund Balance (I + II) \$23,049.80

V. MVSB Account

(\$100 min daily balance; otherwise \$5/month service fee. \$0.50/item processed over 100/cycle)

5/31/17	Statement Balance	\$20,914.14
6/21	Deposit	102.83
6/23	Deposit	705.00
6/26	Deposit	471.15
6/30/17	Statement Balance	\$22,193.12

Reconciliation w/Pending under I & II (-\$208.32 + 1,065.00) \$23,049.80

Notes: * 2016 Town House Rehab Expenses for archaeologist, electrician & painting,
less \$10,000 Mooseplate Grant

** 2015-6 Building Conditions Assessment less \$4,000 NHPA Grant

A Town House Porch Repair

Pending

VI. Operating Budget 2017

\$1,000.00

Expenses:

Donation to Historical Society for joint Program in May	(100.00)
Reimburse K. Ponton for Postage & Printer Ink	(214.20)
Reimburse K. Ponton for Yard Sign & Mailing Envelope	(25.66)
Reimburse K. Ponton for Raffle & Display Supplies	<u>(24.35)</u>
Balance	\$ 635.79

Town of Center Harbor
Heritage and Cultural Resources Inventory
 (with Known Addresses)

Working Draft
2017

- | | |
|---|---|
| 1. Leavitt House | 19 Whittier Highway/Route 25 |
| 2. Libby House | 786 Winona Road |
| 3. Bartlett Homestead | 13 Tuttle Road |
| 4. Mead Farm/Joseph Kimball Farm | Disassembled and moved to CT |
| 5. Stone Cider Mill | 451 Waukegan Road |
| 6. Sturtevant Farm | 314-318 Dane Road/Route 25B |
| 7. Charles Pfeifer House | 452 Dane Road/Road 25B |
| 8. Congregational Church | 52 Main Street |
| 9. Coe House, formerly Glencoe (National Register of Historic Places) | 18 Main Street |
| 10. Sutton Place, formerly Piper House | 251 Whittier Highway/Route 25 |
| 11. William Sheafe House, also known as Twin Gates/Dybro House | Demolished |
| 12. Caldwell House, formerly Butterfield Cottage | 35 Coe Hill Road |
| 13. Finn Gate House | Dane Road/Route 25B |
| 14. Gilnockie & Gilnockie Stone Arch | 72 Coe Hill Road |
| 15. Center Harbor Village School | 94 Dane Road/Route 25B |
| 16. Bjune House, formerly Irving Simonds House | 40 Kelsea Avenue |
| 17. Keewaydin | 52, 54 & 76 Red Hill Farm Road |
| 18. Town House | 175 Daniel Webster Highway/Route 3 |
| 19. Kona Fountain (National Register of Historic Places) | Intersection of Main & Plymouth Streets |
| 20. Nichols Memorial Library (National Register of Historic Places) | 35 Plymouth Street |
| 21. Hearthstone & Carriage House | 224 Dane Road |
| 22. Dearborne Place, also known as Lamprey House | 249 Whittier Highway/Route 25 |

Above #1-22 are the current Inventory, found in the Town Master Plan, Chapter 7. Below are suggested additions.

Buildings

- | | |
|---|-------------------------------------|
| 23. Dane House (early 1800s) | Plymouth Street. Demolished in 1995 |
| 24. Kahle House (1837) | Plymouth Street. Demolished in 1995 |
| 25. Locust Cottage (c. 1800) | Main Street. Burned in 1973 |
| 26. Dr. Morrill House (c. 1860) | 42 Plymouth Street |
| 27. Former Atherton Property, possibly an inn or boarding house at one time | 53 Plymouth Street |
| 28. Page House (1850s) | 56 Plymouth Street |
| 29. Raines House (mid-1800s)/Keepsake Quilting Building | Moved to 12 Main Street |
| 30. Town Municipal Building (1970) | 36 Main Street |
| 31. Yikes!, formerly Heath's | 23 Main Street |
| 32. Former Lady of Victory Church | 41 Kelsea Avenue |
| 33. Brick Boathouse/Canoe House on Town Beach | 24 Lake Street |
| 34. Old Grange Building | 9 Kelley Court |

35. Longwood Barn (1870s) 34 Dew Point Lane
36. Former Nichols Store/Ferrante Building (1837) 34 Plymouth Street
37. Hillcrest 252 Dane Road/Route 25B
38. Former Blacksmith's Shop (on R. Hanson's property) 67 Plymouth Street
39. Small Brick Outbuilding in field at top of Center Harbor Neck Road
57 Center Harbor Neck Road
40. Moody property, late 19th/early 20th century Waukegan buildings
557-559 Waukegan Road
41. O'Donnell property, late 19th/early 20th century Waukegan buildings
529 Waukegan Road
42. Leland Trust property, late 19th/early 20th century Waukegan buildings
490 Waukegan Road
43. Earl Family property, a large early 19th century home with evidence of raised cape-style construction/early 2-story home with attic
446 Waukegan Road
44. Perkins property with expansive view of Lake Waukegan, once a farm with buildings dating to late 19th century
348 Waukegan Road
45. Reilly Property (1815 home & barn)
788 Winona Road
46. Former Cram School
292 Waukegan Road
47. Former Hawkins/West Center Harbor School
164 Hawkins Pond Road
48. Borella Stone House (1912*ca*), Stone Pillars and Stone Cistern/Silo(?) structure in woods at
250 Center Harbor Neck Road
49. Drenkhahn Property (1860*ca*), former Polly Quincy home
258 Center Harbor Neck Road
50. Cooshauke, site of *On Golden Pond* film (1910*ca*)
527 Center Harbor Neck Road
51. Asquam "The Jungle" Camp (1880s), early summer camp on High Haith Island on Squam Lake with numerous small cabins, as well as main lodge building
36-65 Asquam Lane

Structures

52. Waukegan Road "Mosquito Bridge" (Granite abutments date to early 1800s)
53. Town Pound Dane Road/Route 25B
54. Original Stone Walls along Main Street, Coe Hill Road and College Road
55. Possible Cellar Holes on Follett Road
56. Possible Cellar Holes on Preston Road, dating back to late 18th/early 19th centuries
57. *NV Mount Washington*
58. Bandstand/Gazebo Main Street

Places

59. Center Harbor Village Historic District (National Register of Historic Places 1983)
60. Slab City Neighborhood
61. Town Beach & Waterfront (Both Winnepesaukee and Squam)
62. Town Cemeteries (26) [Photos of 23 cemeteries are on Historical Society webpage under "Cemetery Gates;" 3 remaining cemeteries had all graves removed]

- 63. Dr. Leonard B. Morrill Park (1952)
- 64. Winnepesaukee Flagship Corporation Shipyard
- 65. Pineland Camp (1902) Site
- 66. Camp Wokondah (1909) Site
- 67. Camp Bonheur (1913) Site
- 68. Singing Eagle Camp (1922)
- 69. Camp Winnicutt (1927) Site
- 70. Belknap College Site (Plaqued) Main Street
- 71. Site of Sturtevant Pine, High Haith Road (Plaqued)
- 72. Site of Whittier Pine
- 73. Belknap College Plaque, Main Street

Roads

- 74. Center Harbor Neck Road (1784? One of the first roads on a map)
- 75. The College Road

Cultural Resources

- 76. Center Harbor Town Band
- 77. Extensive Trail Network, including Center Harbor Woods and Audubon Society Trails