

**Town of Center Harbor
Heritage Commission
June 11, 2015
Meeting Minutes**

Approved 6/25/15

I. **Call to Order:** Meeting called to order at 4:30pm. Present: Chairperson Kim Baker, Richard Hanson, Karen Ponton, Dave Reilly, David Hughes (Alternate). Absent: Roland Garland

II. **Approval of Minutes:** Motion by K. Baker, seconded by K. Ponton that: The Minutes of April 9, 2015 be approved as written. Passed unanimously.

III. **Old Business:**

A. **Community Involvement:**

1. **Outline for Website:** K. Baker reported that photos of Old Town House have been sent to R. Woodaman, who will keep them on file until new Town website is up and running. Then the Commission will have access to its own link and be responsible for maintaining its webpage. R. Hanson reported that Select Board has issued an RFP for website development and a decision is expected in next couple of weeks. Further discussion, including which Commission member(s) will help maintain the webpage, postponed.

2. **NH Preservation Alliance Membership (NHPA):** K. Baker reported that the Commission is now an official NHPA member. She has already been in contact with NHPA and found them very helpful (see Item C.1 below).

3. **Other Liaison Memberships:** Awaiting input from R. Garland. Although it is not a membership organization, D. Reilly recommended the NH Division of Historical Resources (NHDHR), and reported that Nadine Peterson, NHDHR Preservation Planner, has offered her assistance.

4. **The Meredith News:** K. Ponton has contacted Erin Plummer, editor, who indicated her interest in publicizing the Commission's work. K. Baker plans to return E. Plummer's subsequent phone call before the Commission's next meeting.

B. **Building Maintenance: Old Town House**

1. **"Hanging Chimney" and Building Access:** The "hanging chimney" and inability to access the building safely remain major concerns and significant impediments to the Commission addressing its charge. R. Hanson reported that the Select Board is aware and have so directed K. Ballance, Code Enforcement Officer. However, K. Baker reported that K. Ballance has not

contacted her and, as such, she is unclear as to how to proceed. R. Hanson will bring this to the Select Board's attention again at its next meeting (June 17). He also recalled there was some Board discussion about whether the "hanging chimney" would be stabilized or demolished. It is the consensus of the Commission that the chimney be stabilized, even if only temporarily, so that the building can be accessed by the Commission and a NHPA expert consultant to determine, among other things, whether preserving the "hanging chimney" is historically important or structurally required to preserve the integrity of the building.

Both D. Hughes and D. Reilly added that only a structural engineer who is a professional engineer (PE) should be used on Town Buildings.

2. Security Issues: Update of Meeting with Police and Fire Chiefs: K. Baker reported on her meeting with Police Chief Chase: The area of the Old Town House is patrolled regularly. Installing motion detectors on the perimeter of the property would help deter vandalism. However, the building is without electricity. D. Hughes questioned whether the electrical service is up-to-code. Regardless, the building would have to be accessed to turn on the electricity, and at present it cannot be accessed. He added that it is the Road Agent, Jeff Haines, who is responsible for maintaining the Town's buildings, and that the Commission should probably be working with the Road Agent, not the Code Enforcement Officer, on the stabilizing the "hanging chimney" and having the electricity turned on. K. Baker also shared that Chief Chase has a grant to update lighting in town and that she will check as to whether there are any funds left to use with the Old Town House.

K. Baker reported on her meeting with Fire Chief Manville: Smoke and fire detectors cannot be installed until the building has electricity.

K. Ponton questioned how to prevent further vandalism, i.e. more broken windows. K. Baker shared that the broken windows are all in the rear of the building and have been covered with plywood to protect the building's interior. D. Reilly suggested that a "second" plexiglass UV-protective "window-over-window" would protect both the historical glass from breakage and the interior from UV light. The Commission will consider this further in developing the Old Town House Master Plan.

Based upon discussion under Items B.1 and B.2 above, K. Baker will prepare a list of items for J. Haines and/or K. Ballance to address and forward it to the Select Board for action.

C. Old Town House Master Plan

1. NHPA Technical Assistance Grant/LHIP: K. Baker reported that NHPA could provide on-site expert assistance with developing a Master Plan for restoring the Old Town House and grant funding for various stages in the project (up to 50% of costs). We have already met two (2) of the eligibility requirements: Namely, we are a municipality and the Old Town House is already listed on the NH State Register of Historic Places (CEN 007). The third and last pre-requisite is a consultative site visit from NHPA before submitting a grant application. Based on the site visit, the consultant would provide a report and recommendations that would serve as the basis for our Master Plan to restore and preserve the Old Town House. (Incidentally, some of these recommendations could address how to best resolve the "hanging chimney" issue).

After discussion, it was agreed that K. Baker would contact NHPA staff Maggie Stier to schedule a tour on the Old Town House with Commission members. R. Hanson will alert the Selectmen that it is imperative for J. Haines and/or K. Ballance to give us building access that day.

It was the consensus of the Commission that we aim to submit a mini-grant application for a structural engineer PE by October 1, 2015. K. Baker will plan to work on the application in July and August, with K. Ponton as a second read. NHPA reviews grant applications monthly, so it is anticipated that a structural engineer PE could be hired this Fall.

2. Other Available Grants: Postponed to future meeting.

D. 2015 Meeting Calendar: The Commission decided dates for its 2015 meetings. All are on Thursdays at 4:30pm: June 25, July 30, August 13, September 17, October 15, November 12, and December 3, 2015.

IV. Other Business:

A. Annual Spring Planning & Zoning Conference: D. Reilly reported on the breakout session "Basics for the Historic Districts and Heritage Commissions" that he attended. (See attached Report). Of note is the importance of adhering to State Statutes, especially *RSA 674:44-b Powers*. (See attached list of statutes and copy of *RSA 674:44-b*). Developing good community relations, especially with the public, was also stressed.

B. Other: None.

V. New Business:

A. Heritage and Cultural Resources Inventory

1. **Review of related Town Master Plan Section:** D. Reilly recommended that Commission members receive copies of *Chapter 7: Cultural and Historical Resources*. K. Ponton will ask R. Woodaman for copies for next meeting. Information will be used as a starting point for updating the Inventory.

2. **Next Step(s):** K. Ponton will develop a “working list” of possible additions to the Inventory, starting with resources already identified by Commission members, and append it to these minutes. K. Baker suggested that the Commission devote about 15 minutes of every meeting to reviewing and adding to this list.

B. Other: D. Reilly shared copies of his article about Slab City. (See attached). He suggested that this area along Winona and Hawkins Pond Roads be looked at as a “neighborhood”, both industrial and agricultural, for inclusion on the Inventory. Unfortunately, some of the original buildings in this area have been “remodeled” or added-on in ways that may detract from their historical significance. D. Hughes suggested that at some time in the future the Commission might want to talk with the Planning Board about drafting ordinances that could help preserve a neighborhood's history.

VI. Adjournment: Motion by D. Hughes, seconded by K. Baker to adjourn at 5:35pm. Passed unanimously.

Next meeting: Thursday, June 25, 2015 @ 4:30pm

Respectfully submitted,

Karen S. Ponton
Secretary

att (5)

On Saturday, May 2, 2015, I attended the 21st Annual Spring Planning and Zoning Conference, sponsored by the NH Office of Energy and Planning in Concord.

This conference is designed to update members of municipal land use boards and commissions with effects of new and amended statutes, NH Supreme Court decisions and current trends and thinking of the NH office of Energy and Planning.

It also provides an excellent opportunity to network with knowledgeable presenters during the various breakout sessions that focus on particular interests.

I attended the breakout session entitled "Basics for the Historic District and Heritage Commissions". The presenters were Margaret Burns, Esq., NH Municipal Association; Nadine Peterson, NH Division of Historical Resources; Virginia Morse, Chair, Kingston Historic District Commission and Debra Powers, Chair, Kingston Heritage Commission.

Ms. Burns, Esq. reviewed the Right to Know Laws, as well as basic requirements of both types of commissions, responsibilities and powers. She also provided a very useful Quick Reference Guide to important statutes relative to Historic Commissions. In many situations roles of the Heritage and District commissions are similar. She noted attention to RSA 674:44-d, Heritage Commission appropriation authorization is important.

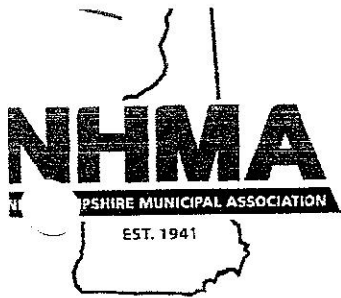
Ms. Peterson emphasized importance of good public relations with other town boards commissions, the historical society, local organizations as well as the general public. Information should be available on the internet and /or other local means. An updated historic resources survey is very important. She also reviewed preservation easements, planning grants and the availability of funds. She indicated that she is willing to come to a meeting of the Center Harbor commission.

Ms. Morse and Ms. Powers, work closely together. There are two historic districts in Kingston. One is the town center located off Rt.125, the other is in a rural area on Little River Road. Neither has private dwellings open to the public. A foldout brochure illustrates the town center area. This area contains dwellings dating back to the 1770's including that of Josiah Bartlett, the second signor of the Declaration of Independence on July 4, 1775 in Philadelphia, Pa. They note that the town center it is a mixed area with newer residential and commercial buildings constructed at various times. These properties are considered important and are involved with the commissions. The town has event days that include walking tours. They stressed that buildings can be re- purposed rather than demolished.

I will bring copies of various handouts from the presentations.

I will also bring copies of a short article describing Slab City, Center Harbor NH for the Lake Waukegan and Winona Watershed Protective Association newsletter a few years ago.

David Reilly



NHMA's Law Lecture Series, *September & October 2015!* Grandfathering, Agriculture, and State Building & Fire Codes

OEP 2015 SPRING CONFERENCE: BASICS FOR THE HISTORIC & HERITAGE COMMISSIONS *Important Statutes Quick Reference Guide*

RSA 672:7: Definition of "Local Land Use Board"
RSA 673:1, II: Town Meeting Establishes Historic/Heritage Commissions
RSA 673:4: Historic District Commission Membership
RSA 673:4-a: Heritage Commission Membership
RSA 673:5: Terms of Local Land Use Board Members
RSA 673:6: Appointment, Number, and Terms of Alternate Members
RSA 673:7: Planning Board Members Serving on Other Local Boards
RSA 673:8: Election of Chairperson
RSA 673:9: Term of Chairperson and Officers
RSA 673:10: Scheduling Meeting Requirements
RSA 673:12: Filling Vacancies in Membership
RSA 673:13: Removal of Members
RSA 673:16: Staff; Finances
RSA 673:17: Compliance with Right-to-Know Law
RSA 673:18, :20, :21: Abolishing Historic/Heritage Commission
RSA 674:44-a: Heritage Commission Purposes
RSA 674:44-b: Heritage Commission Powers and Duties
RSA 674:44-c: Effect of Establishing Separate Commissions
RSA 674:44-d: Heritage Commissions, Appropriations Authorized
RSA 674:44-g: Historic District Commissions, Appropriations Authorized
RSA 674:45: Historic District Commission Purposes
RSA 674:46: Town Meeting's Authority to Create Historic Districts
RSA 674:46-a: Historic District Commission Powers and Duties
RSA 674:47: Abolition of Historic Districts
RSA 674:48: Building Permit Previously Issued
RSA 674:49: Enforcement, Historic Districts
RSA 674:50: Remedies for Violations
RSA 675:1: Historic District Regulations Must be Adopted
RSA 675:2, :3, :4: Method of Enacting Historic District Ordinances
RSA 675:6: Method of Adopting Historic District Regulations
RSA 675:7: Public Notice Requirements
RSA 675:8, :9: Filing Adoptions or Amendments
RSA 676:8: Issuing Approval for Building Permits
RSA 676:9: Procedure for Approval of Building Permits
RSA 676:10: Enforcement by Historic District Commission
RSA 676:15, :17, :17-a, :17-b: Enforcing Violations
RSA Chapter 79-D: Discretionary Preservation Easements
RSA Chapter 79-G: Taxation of Qualifying Historic Buildings

Heritage Commission

Section 674:44-a

674:44-a Heritage Commission. – A heritage commission may be established in accordance with RSA 673 for the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural contexts.

Source. 1992, 64:2, eff. June 19, 1992.

Section 674:44-b

674:44-b Powers. –

I. Generally. Heritage commissions shall have advisory and review authority, specifically, as follows:

- (a) Survey and inventory all cultural resources.
- (b) Conduct research and publish findings, including reports to establish the legal basis for a district and preparation of historic district ordinances within the municipality prior to its adoption or amendment as provided in RSA 675:6.
- (c) Assist the planning board, as requested, in the development and review of those sections of the master plan which address cultural and historic resources.
- (d) Advise, upon request, local agencies and other local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources.
- (e) Coordinate activities with appropriate service organizations and nonprofit groups.
- (f) Publicize its activities.
- (g) Hire consultants and contractors as needed.
- (h) Receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the city council in a city or the board of selectmen in a town, such gifts to be managed and controlled by the commission for its proper purposes.
- (i) Hold meetings and hearings necessary to carry out its duties.

II. Property. The commission may acquire, in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, a fee or lesser interest, development rights, covenant, or other contractual right, including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, limit the future use of, or otherwise conserve and properly use the cultural resources of the city or town, and shall manage and control the same; provided, however, that the city, town, or commission shall not have the right to condemn property for these purposes.

III. Historic District Commission. Heritage commissions also may assume, if authorized by the local legislative body, the composition and duties of historic district commissions.

Source. 1992, 64:2. 1993, 32:1. 1995, 138:5, eff. July 23, 1995.

Center Harbor Heritage and Cultural Resources Inventory
Working Draft
6/11/15

1. Leavitt House
2. Libby House
3. Bartlett Homestead
4. Mead Farm/Joseph Kimball Farm
5. Stone Cider Mill
6. Sturtevant Farm
7. Charles Pfeifer House
8. Congregational Church
9. Coe House, formerly Glencoe
10. Sutton Place
11. Twin Gates/Dybro's House
12. Caldwell House, formerly Butterfield Cottage
13. Finn Gate House
14. Gilnockie
15. Center Harbor Village School
16. Bjune House, formerly Irving Simonds House
17. Keewaydin
18. Town House
19. Kona Fountain
20. Nichols Memorial Library
21. Hearthstone Garage
22. Lamprey House

Above #1-22 are the existing Inventory found in the *Town Master Plan, Chapter 7*.

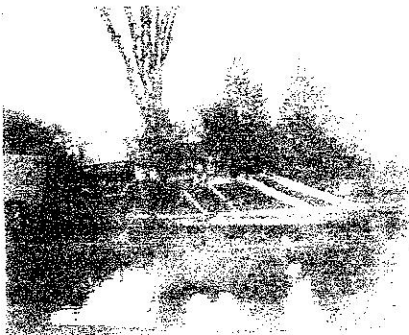
23. Town Beach & Waterfront
24. Center Harbor Band & Bandstand/Gazebo
25. Cellar Holes
26. Original Stone Walls along Coe Hill Road
27. Old Grange Building
28. Gilnockie Arch (see #14 above)
29. Stone Pillars on Center Harbor Neck Road
30. Slab City Neighborhood

Have You Ever Been In Slab City, New Hampshire? by Dave Reilly

You may have, but did not realize it since there are no Slab City signs.

Slab City is a local name given in the distant past to the village in Center Harbor located along Winona Road at its intersection with Hawkins Pond Road. The name supposedly refers to stacks of slab lumber piled in the area from the local water powered mills.

In 1763 the Provincial legislature authorized and directed construction of a road from Durham (near the sea coast) to the young settlement of Haverhill. Its purpose was to promote commerce with Portsmouth



Bridge Over Mill Pond: The pond created by the York Mill dam ran generally east to west. The Province Road likely crossed Hawkins Brook here.

Harbor and is known as the Province Road or the Durham-Haverhill Road. This was a major undertaking since large sections went through wilderness. The Revolution (1775-1783) also interrupted construction. This road went through the area that became Slab City.

It essentially followed the power lines in the woods along Winona Road as it proceeds along Lake Winona.

In 1792, the Hawkins Sawmill was in operation at a newly constructed dam at the outlet of Hawkins Pond. In addition to lumber, other products such as shingles and picker sticks were sawn at different times. Picker sticks were used by the emerging textile mills during the weaving process. Despite two fires, it survived into the early 1900's.

It is not certain when the York Mill, sometimes referred to as the small mill, was constructed. It was located at the intersection of Winona Rd with Hawkins Pond Rd. A dam was placed across Hawkins Brook creating a mill pond, thus using the Hawkins Pond outflow twice. The York Mill, although it also sawed lumber, was labeled a wood working shop on the 1892 map of Center Harbor. At one point barrel staves were made here. According to local lore, wooden wagon wheel hubs were produced, one customer being the maker of the famous Concord Coach. The mill closed shortly after the First World War. Remnants of the dam remain.

A Black Smith Shop located at Hawkins Brook began operations in the 1790's. This house remains to this day. A small abandoned granite ledge quarry is located on a nearby hill. It likely provided foundation stone for several build-



The York Mill: Winona Rd. is to the right climbing the grade heading south. Hawkins Pond Rd. is to the left heading east. A barn or storage shed is behind the Mill. The Mill Pond is to the left at the gable end of the Mill building.

ings in Slab City. In addition to the industrial uses agricultural fields were cleared and cultivated, providing food for the inhabitants.

Many of the early circa 1790 to 1850 houses, some with their barns, remain in the village.

(Photo Below)

Wagon loaded with rough sawn lumber near the York Mill on Hawkins Pond Rd. The house behind the horse was the Black Smith Shop.

