

**Town of Center Harbor
Heritage Commission Meeting
October 15, 2015
Meeting Minutes**

-Corrected & Approved 11/12/15 -

- I. **Call to Order:** Meeting called to order at 4:36pm. Present: Chairperson Kim Baker, Richard Hanson, Karen Ponton. Absent: Roland Garland, Dave Reilly, David Hughes (Alternate).
- II. **Approval of Minutes:** Motion by K. Ponton, seconded by R. Hanson that: The Minutes of September 17, 2015 be approved as written. Passed unanimously.
- III. **Order of Agenda & Additional Items:** Given the number of Items, consensus was to proceed with as much of the the Agenda tonight as reasonable time allowed.
- IV. **Old Business**
 - A. **Revised Proposals for Town House Rehabilitation/Reuse Plan:** The Commission opened and discussed revised proposals submitted by:

● Alba Architects, LLP	\$8,000
● Christopher Williams, Architects	\$8,000

The Commission asked K. Baker to invite C. Williams to the Commission's November 12 meeting.

The revised proposals will be available for Commission members to review at the Town Hall by contacting R. Woodaman.
 - B. **Old Town House Building Maintenance**
 1. **NH Historic Places Plaque:** The plaque has been affixed to the Town House.
 2. **Broken Windows:** The windows have been repaired.
 3. **Septic Tanks:** The tanks have been filled with sand.
 4. **Hanging Chimney:** K. Baker is awaiting written confirmation of a verbal quote she received of about \$1,000 to remove the chimney. Motion by K. Ponton, seconded by K. Baker that: The Center Harbor Select Board be asked to arrange for the hanging chimney in the Town House to be removed as soon as feasible.

Passed unanimously. The Commission is requesting that this be done before the end of the year.

5. **External Disconnect for Electricity:** Motion by K. Ponton, seconded by K. Baker that: The Center Harbor Select Board be asked to have to an external disconnect installed at the Town House when funds are available. Passed unanimously. This need was noted previously by the Code Compliance Officer in his inspection report.

6. **Cleaning Out Town House:** K. Baker will ask the Select Board to provide direction to Department Heads for removing items stored at the Town House so that the building can be accessed by workers removing the hanging chimney.

Given that the time was 5:35pm, the Commission decided to extend its meeting by 15 minutes.

7. **Snowmobile Trail:** The Commission is concerned about a marked snowmobile trail that runs directly behind the Town House, and would like it re-routed around the front of the building for safety reasons. R. Hanson reported that the Select Board is aware and they have attempted to contact the Sno-Streakers Snowmobile Club twice without response.

8. **Boundary Survey:** Postponed pending Town House Master Plan.

9. **Security Issues: Motion Detectors, Camera, Fire/Smoke Alarms:** Postponed pending Town House Master Plan.

10. **Painting Exterior:** The Commission briefly discussed possibly including painting the exterior of the Town House in any proposed 2016 Warrant Article for the Town Buildings Repair & Maintenance Expendable Trust Fund.

11. **Other:** None.

C. Fundraising

1. Update on Donations

a. **Received-to-Date:** K. Ponton distributed the attached *Heritage Fund Report*. To date, \$762.05 in donations have been received.

b. **B. Lovering Honor Roll:** Five (5) donors so far. Commission postponed discussing ways to recognize Honor Roll donors to next meeting.

c. **GoFundMe.com:** Three (3) donors so far for \$250. A minimum of \$500 is needed to be listed on their search query.

2. **Donor Thank-you/IRS Letters:** K. Baker has sent out thank-you notes. A follow-up letter will be needed for tax purposes. Further discussion postponed to next meeting.

3. **Lavinia's Feed-A-Charity-Thursday:** The Commission expressed its appreciation to Lavinia's for sponsoring the Old Town House on October 8, 2015, and to K. Baker, R. Garland, R. Hanson and D. Reilly for staffing the event. The donation check is expected within the next couple of days. K. Baker will contact Commission members with the amount raised.

4. **Center Harbor Community Development Association:** The CHCD is interested in having the Commission participate in the February 2016 Ice Fest/Winter Carnival. Further discussion postponed.

5. **Outreach to Potential Donors:** K. Baker reported that more brochures are needed. K. Ponton offered to redo the current brochure in a cost-effective manner and will bring a draft for the Commission's review to its next meeting.

a. **Table Display Outside Heath's?:** Postponed.

b. **Mailing to Select Town Businesses?:** Postponed.

c. **Table Display at March 2016 Town Voting & Meeting:** Postponed.

d. **2015 Annual Town Report Cover Photo(s):** The Select Board announced that the Old Town House will be featured on the cover of this year's *Annual Town Report*. K. Baker has forwarded photos to the Board.

D. Grants

1. **NHPA Technical Assistance Grant:** K. Ponton reported that NHPA staff Maggie Stier is encouraging the Commission to apply for a 2015 grant, even though the matching funds have not yet been raised. M. Stier said that NHPA grants are often made contingent upon fundraising efforts. After some discussion, K. Ponton offered to try and write this grant in the next few weeks.

2. **Conservation License Plate Grants/Mooseplate Grants:** Postponed.

3. **Other:** None.

E. **Town Warrant Article(s):** See B.10 Above. The Commission intends to propose a Special Warrant Article(s). Further discussion postponed to next meeting.

F. **Heritage Fund:** See C.1 Above and attached *Heritage Fund Report*.

1. **Bank Account:** Postponed.

2. **Financial Report:** Postponed.

3. **Procedure for Reimbursement of Expenses:** K. Baker will bring receipts (for expenses approved for reimbursement on September 17, 2015) to the next meeting for Commission members' signatures.

G. ***Heritage & Cultural Resources Inventory:*** Postponed.

V. **Other Business**

A. **Webpage**

1. **Update on Town Website:** R. Hanson reported that the website is on schedule to be up and running by the end of the year.

2. **Volunteer(s):** Postponed to next meeting.

B. ***The Meredith News & The Laconia Citizen Articles:*** See Attached.

C. **Other:** None.

VI. **New Business**

A. **Liaison Memberships:** Country School Association (\$25) & Annual Conference June 11-14, 2017 Colby-Sawyer College, New London, NH: Postponed.

B. **Possible New Commission Alternate(s):** Postponed.

C. **Annual Commission Report to Town** (Due January 10 to R. Woodaman as a Word document, if possible): Postponed.

D. **Other:** None.

VII. **Adjournment:** Motion by K. Ponton, seconded by K. Baker, to adjourn at 5:59pm. Passed unanimously.

Respectfully submitted,

Karen S. Ponton
Secretary

att(4)

Center Harbor Heritage Commission

Heritage Fund Report (10/14/15)

I. 2015 Town Appropriation

Appropriation \$ 500.00

NHPA Membership	(\$ 50.00)
NH Registry Plaque	(50.00) *
Reimburse KB (Supplies & Brochures)	(157.06) *
GoFundMe.com Service Fees (7.9% + \$0.30 per donation)	(19.75) *
	(0.90) *
Bank Charge (Deposit Slips)	(53.18)
	(\$330.89)

Remaining Appropriation Balance \$169.11

II. 2015 Donations

GoFundMe.com	\$ 250.00 *
(3 Donations)	
LobsterFest	\$ 212.05
Other	200.00
	<u>100.00</u>
	\$ 762.05

\$762.05

III. Heritage Fund Balance (I + II)

\$ 931.16

IV. MVSB Account

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

8/17/15	Account Opening Balance	\$ 450.00
	Bank Charge (Deposit Slips)	(53.18)
8/31	Statement Balance	396.82
9/11	Deposit	512.05
9/30/15	Statement Balance	\$ 908.87

Reconciliation w/Pending under I (-\$227.71) & II (+\$250.00) \$ 931.16

(* Pending)

Benefit for the Center Harbor Town House Thursday at Lavinia's

BY ERIN PLUMMER

erplumme@sheltonpress.com

CENTER HARBOR

A benefit for the Center Harbor Townhouse project will take place this week at a local restaurant with principals hoping to energize the effort.

A group of citizens formed the Center Harbor Heritage Commission with the hopes of renovating and restoring the 172-year-old Center Harbor Town House

to be used as a community space. The group is now in the process of raising money to hire an architect.

A benefit for the townhouse project will take place at Lavinia's at 18

Main St. in Center Harbor on Thursday, Oct. 8 from 5-9 p.m. Diners

who mention the Center Harbor Townhouse will have 10 percent of the proceeds from their meal donated to the ef-

fort.

Members of the Heritage Commission will be at Lavinia's on Thursday to talk to customers about the project and what needs to be done. Proceeds will help

hire an architect to evaluate the building and provide information on the scope of the project. Heritage Commission chair Kim Baker said the process has been exceedingly slow.

The commission is now looking at two possible architects, though proposals were coming in for higher than expected. These architects have been asked to re-submit their proposals to see if things could be done for a little less cost.

Baker said they hope to make a decision on an architect in the next two or three weeks.

Efforts are underway to raise funds for the architect through donations and grants though Fundraising for the project has also been slow.

The project has a Go Fund Me account which has raised \$250 so far.

They are meeting with the Center Harbor Community Development Group for some possible fundraising options for the coming spring. Baker said they do not anticipate doing any large fundraising efforts in November through December.

"I would like to see it move a little more aggressively," Baker said. "Each little piece helps."

In the meantime the commission spoke to the board of selectmen about moving the boxes of papers and other items that are being stored in the Townhouse. Baker said they hope these will be cleared from the building in the next month.

The project's Go Fund Me account can be found at <https://www.gofundme.com/a29s9ssw7k>.

Poker Run - Saturday, Aug. 22, launching from the Wolleboro town docks at 9 a.m., benefitting the New Hampshire Boat Museum. Participants will make five stops on Lake Winnepesaukee following the lead boat in their boat group. At each stop on the lake, boats will receive a token that will later be redeemed for a poker hand.

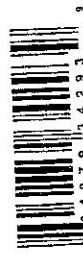
For details and to register, call 569-4554 or see www.nhbm.org.

Altrusa Community Dinner - Wednesday Aug. 26, 5:30 p.m., at the Meredith Community Center. Dinner features pulled pork and sandwiches. Reserve your seat at 279-9918.

Food pantry concert - Saturday, Aug. 29 7 p.m., at the Old Town Hall in Gilmanton Iron Works. Balladeer Jim Barnes will perform. Proceeds will benefit the Gilmanton Community Church Food Pantry.

Eighth annual Circle Triathlon - Sunday, Sept. 6, at Riveredge Marina in Ashland. Registration is open until Aug. 23. For details, see circletriathlon.org.

FIFTY CENTS



14 PAGES
VOL. 89, NO. 191

A 'gem' of a building

Drive is on to renovate Center Harbor Town House

By BOB MARTIN

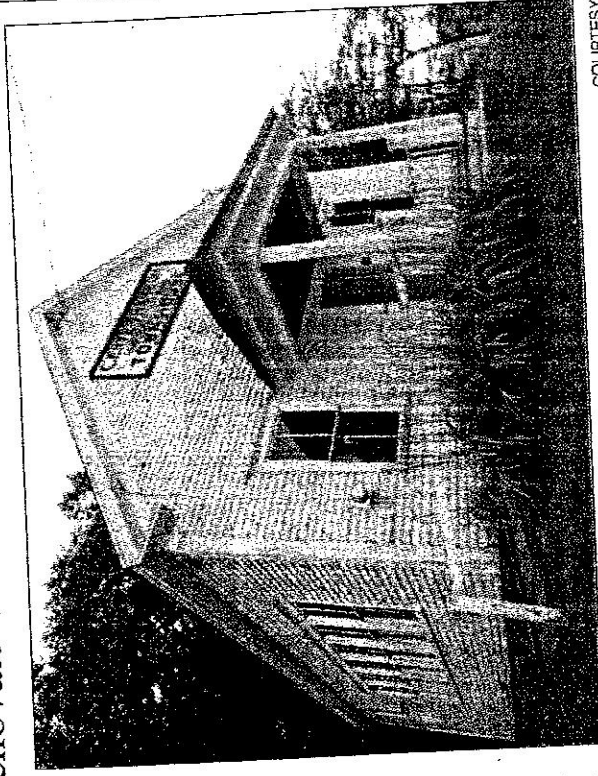
bmartin@citizen.com

CENTER HARBOR — The Center Harbor Town House has been called a "gem" by Center Harbor Heritage Commission member Kimberly Baker, and the commission is now actively seeking donations to contract a structural engineer to work with them on a reuse plan for the historic building.

Baker said after speaking with architects and structural engineers, they believe that a reuse plan will cost in the vicinity of \$10,000. She said the hope is to raise \$5,000 through donations to hire the engineer, and the other \$5,000 would come through a grant down the road.

Funds raised will go toward hiring a structural engineer to help them realize their vision of preserving and reusing the building, which was erected in 1844 but has only been used for storage in recent years. Over the years, it was also used as a meeting house, school house and a polling place.

She called the building unique, adding that it was purchased in 1843 for only \$5. The building was originally used as a meeting hall



COURTESY

THE CENTER HARBOR Heritage Commission wants to hire a structural engineer with hopes of opening up the Center Harbor Meeting House for future public use. It has been used only for storage in recent years.

paneling to be used as a stage. Baker said the wood stove was originally in the center of the building for people to gather around, but it needed to be moved because of the polling

for many years. In the 1880s, the United States passed a regulation that polling places needed to be available for townspeople. Twenty years later, they did just that, and built a stage where people could vote in a private area. She said there was removable large

See GEM, A5

leave during sex assault investigation

By MEGAN DOYLE

Concord Monitor

CANTERBURY — Town officials knew about a sexual assault investigation into police Chief John LaRoche last fall and decided not to take action against him at that time, according to a new court document filed in the case.

LaRoche, now 44, was arrested Aug. 4. He is accused of pressuring an underage teen to perform oral sex on him one night during an overnight ride-along more than a decade ago. He was a Boscawen police officer then, and she was a young cadet in the department's Explorer Program.

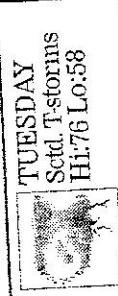
The now-chief pleaded not guilty to one count of aggravated felonious sexual assault Aug. 5 and was released on \$5,000 bail. Canterbury selectmen placed LaRoche on administrative leave later that day, at his own request.

But questions quickly arose about how much town officials knew about the case between November 2014, when prosecutor's say LaRoche admitted the sexual en-

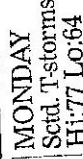
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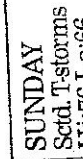
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TUESDAY
Scld. T-storms
Hi:76 Lo:58



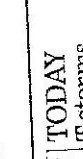
MONDAY
Scld. T-storms
Hi:77 Lo:64



SUNDAY
Scld. T-storms
Hi:76 Lo:66



SATURDAY
Pt. cloudy
Hi:77 Lo:64



TODAY
T-storms
Hi:75 Lo:64

Five-day
forecast

The Citizen Friday, August 21, 2015
Vol. 89 No. 191

GEM

From Page A1

area. A new chimney was built on the back end, but for reasons unknown, a chimney was not removed from inside the building. She called this a "hanging chimney," which is supported by the ceiling of the first floor, and said this needs to be removed to be up to code for public use.

The commission's vision is to have the building returned to the townspeople of Center Harbor as a meeting room, activity center and a venue for cultural and performing arts.

"We want to use this building like we use the Carrie Mead Room," said Baker, referring to the current selectmen's meeting room. "I want this to be available for anyone in the town of Center Harbor to be able to sign this out for use, whether that be Boy Scouts, arts and cultural activities or other events."

She added that the selectmen have expressed interest in using it for meetings once a month.

Baker said the meeting house is centrally located in town, compared to the Town Hall, which is located toward the end of town near Moultonborough.

Baker said this is a plan that will extend several years down the road, but with the building being listed on the New Hampshire State Registry of Historic Buildings this past spring, and the Board

of Selectmen showing interest, the ball is certainly rolling.

"I was approached about a year and a half ago by the selectmen, who said they would really like to get this building up and running," said Baker.

Baker said she originally went to meetings of the Land and Community Heritage Investment Program, or LCHIP, and she realized they were nowhere close to ready to apply for grants. She hired a preservationist who helped them get put on the Registry of Historic Buildings. After being awarded that status, she wrote a warrant article to decide how to control funds.

Baker explained that in a municipal structure any funds donated would automatically be put in the general fund of the town. Since this would not work for them, Baker requested that the town set up the Heritage Commission to accept funds so they would be protected.

"Any funds donated go specifically to us, in a whole separate bank account," said Baker.

Baker said the next step was looking to grant. The current grant they are working on is through the New Hampshire Preservation Alliance. She has spoken with architects

who recommended they go through the structure with her and see what needs to be done.

Specific issues with the building that will be addressed by the architect who is hired will include parking, handicap accessibility, composting toilets, heating and electrical issues, and water. The building must be structurally sound enough for public use. She looks forward to what is in store for the historic building.

"It really is beautiful," said Baker. "It's such a cool building. It's not going to require an enormous amount of restructuring to make it useable, but there is some work to be done."

Baker said she has spoken with four architecture firms to work with, and the Heritage Commission will eventually be making the decision as a group.

The Heritage Commission set up booths at the recent Lobsterfest in Center Harbor, and she said other ideas are in the works to make sure this is a community endeavor.

"The more feedback and more people I can get involved in the community, the more chance we have to being very successful," said Baker. "Ultimately this is going to be used by the townspeople

of Center Harbor.

Donations amounting to \$100 or greater will be listed in the Beatrice Lovering Honor Roll, which is in honor of the first school teacher in the old Center Harbor Town House School.

Those who would like to donate can do so by sending checks to Center Harbor Heritage Fund, P.O. Box 36 Main St., Center Harbor, NH 03226. A GoFundMe account has also been set up for www.gofundme.com/a29s9ssw7k.

Gilford's "Imagination Station" Playground

Than

The new Imagination Station playground is now to generous support of parents, community me contributions and countless hours of volunteer scheduled for August 29" at 5:30 during Gilford

As previously reported the original Imagination the Gilford School Districts strategic plan was ti generous donations, the District was able to no in the budget such as the NetClimber, OmniSpin an outdoor classroom and a labyrinth. Principals came together to pull off such an important pr learning environment."

The District would like to extend a special than

Fireside Inn	Hannafords
Water Street Café	Shaws
Kitchen Cravings	Walmart
Gilford Football team	Gilford Rotary
Gilford Home Center	Cantin's Chevrolet
MB Tractor	Bank of New Hampshire
GMI	Bank of NH Pavilion
Gilford Lowe's	Edward Jones
Village Savings Bank	Ironwood Stump Grind
Gilford Youth Center	Pizza Express

**Place your business ad
here for next week.
Call 524-3800.**

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Ribbon G
Saturday, A



11:76 Lc

The Sandwich Area

VOL. 132 NO. 35

MEREDITH, N.H., THURSDAY, AUGUST 27, 2015

www.newhampshirelakesandmountains.com

603-279-4516 75 CENTS

Fundraising efforts underway for townhouse project

BY ERIN PLUMMER

eplummer@sandpress.com

CENTER HARBOR

Efforts are underway to raise money and start the first steps in renovating and repurposing the historic Centre Harbor Townhouse.

A group of residents formed the Center Harbor Heritage Commission to help with the effort, and to look at other historic structures in town. Right now the commission is aiming to raise money to hire an architect to study the building.

The building was constructed in 1843 as a secular townhouse. In 1933,

it became a schoolhouse under the town's first teacher, Beatrice Lovering. Until 1964, town meetings and voting was held in that building. The building is currently being used for town storage.

The townhouse is now on the New Hampshire Registry of Historic Places.

Project coordinators are hoping to use it as a community building for a number of different uses including arts purposes, especially on the stage, as well as meetings and events.

Commission member Roland Garland, presi-



ERIN PLUMMER

The inside of the Center Harbor Townhouse, which is now locked and closed to the public.

West Center Harbor.

The building is sold overall. Commission member Karen Ponton said while there is a little be a exceedingly convenient for residents of

SEE PROJECT PAGE A6

Project

Continued from Page A1

bit of building rot, they know the structure is stable for the time being. The building will require a number of different renovations. They need to get the electricity up to code and make it more ADA accessible. They want to have functioning bathrooms in the building, including examining the option of a compost toilet. Other issues include looking broken windows and parking to name a few.

The townhouse project was the catalyst for the

formation of the Heritage Commission. In addition to the townhouse project, they will also examine other historic buildings in town. The town has a number of other historical structures and they are taking information on others that might be in town.

"We're still at the very initial stages," said Ponton.

They have been talking to some architects and getting a general sense of the scope of the project. They cannot hire an architect for the project until they raise funds.

The aim is to raise the

money through grants and private donations and not use any tax money.

They are looking into a number of different matching grants available through the state and the federal government.

The commission has a Go Fund Me campaign to help raise money for the project with a fundraising goal of \$10,000. The project can be found at www.gofundme.com/a29s8ss27k.

They are also doing public outreach through a brochure and a Facebook page.

Those who donate

more than \$100 will go on the Beatrice Lovering Honor Roll, named after the town's first teacher.

Commission member Kim Baker said they also met with the Center Harbor Community Development Association for a possible fundraiser. The Heritage Commission had a table at Lobsterfest that provided information on the project and also accepted donations. They raised \$212 in donations, including one donation of \$100. Ponton said overall the display generated a lot of interest for the project.

The committee is updating the town's Her-

itage and Cultural Resources Inventory, 25 different buildings and activities were listed in the Master Plan.

A big part of the commission's work is education.

"It's going to be a major information capstone to let the people who own these historical buildings know how important it is to keep it as such," Garland said.

Ponton said they have no intention of proposing a historic district. Garland said they do want the owners of historical buildings to know how important their properties are and the impor-

tance of "keeping them historic." Ponton said they want to let owners know the resources that are available to them through the state and the federal government.

The Heritage Commission is also looking for people who attended the school at the time it was open to provide stories and further information. Commission member David Reilly said this would give them additional insight on what it was like inside the building.

Donations may be sent to: Center Harbor Heritage fund, P.O. Box 140, 36 Main St., Center Harbor, NH, 03326.