

WOLFEBORO HERITAGE COMMISSION MEETING

DECEMBER 13, 2023

Maggie Stier called the meeting to order at 5:05pm.

Those in attendance:

Members:

Chair: Maggie Stier

Vice chair: Suzanne Ryan

Anne Blodget

Dave Bolduc

Andrea Dudley

Absent: Vaune Dugan, Mark Lush

Guests: Lisa Mausolf, historic resources survey consultant

CORRECTIONS pertaining to the November Minutes:

Maggie Stier noted the following corrections:

- Paragraph that starts; "Maggie reported on Lisa..." Second sentence should read: Lisa will be filling in with photos ***FROM*** online.
- Next para:
 - Claude and Jonathan, ***both members of the North Wolfeboro Area Association***, presented.
- Under "OTHER BUSINESS",
 - o Second bullet should read: Maggie confirmed that the WHC '24 budget **request was \$1,000.**
 - o Third bullet: after "Needs clarity", should say: the WHC **will seek more information on the process.**

The November minutes were approved with the above corrections.

PRESENTATION:

Maggie Stier introduced Lisa Mausolf, who presented the first draft of the Wolfeboro Historic /Resources Area Form. The draft had been forwarded to Commission members prior to the meeting. The document consists of 140 pages of information, and she emphasized that this is a first draft and limited to structures built before the 1960s. She invited Commission members to suggest edits/ changes. Lisa explained that the report is broken into three components: 1) the historical overview of the town's development, 2) the architectural descriptions of buildings constructed in each period). 3) Non Dwelling

Buildings. Maggie commended Lisa for her work, meeting the agreed-upon deadline, and said she was very pleased with this draft effort.

Lisa further explained that she could not drive down every road to photograph every building. She prioritized houses that had historical significance. In addition to her own photos, she depended on GOOGLE MAPS, town assessments, photo taken by Commission members, and realtor photos. The photos are grouped by time period and building types (Capes, Greek Revivals, Victorians, etc.)

The attending members made the following comments:

- Anne Blodgett shared her concerns that photos lack context, are missing dates, and do not include addresses, and that the document would not be user friendly.
- Andrea asked if the photos could be imbedded more in the document so that the photos could be associated with the text. Lisa answered that given the size of the document, that request would be beyond her capability.
- Members asked that Lisa work on integrating more information and add context to the photos in document.

Lisa then stated that one aspect she struggled with was capturing the essence of the waterfront buildings, camps, and cottages, and asked that Commission members provide more assistance with these sections.

When asked what surprised her, Lisa mentioned the numerous surviving historic capes and the frequency of log style homes in town.

Lisa also mentioned that the document did not include historical images of the period of the grand hotels, development of the downtown and other significant public buildings which no longer exist. It was suggested that the Historical Society could be of use to those looking for such images.

Lisa noted that she included some non-residential buildings such as barns, agricultural buildings, outbuildings, but that full documentation of these building types would have to be done by subsequent survey efforts. Maggie noted that the commission had previously discussed the possibility of doing a barn survey.

Maggie asked Lisa for additional recommendations such as potential State or National Register of Historic Places listings, other state historic marker possibilities, potential local historic districts, or potential uses for a new mechanism called a Neighborhood Heritage District. Lisa suggested revisiting the downtown as a non-regulatory National Register Historic District.

There was discussion about how to best manage feedback on this draft form and it was agreed that all comments and suggestions should be coordinated through Maggie and then sent to Lisa. A flash drive version of the document should be supplied by Lisa that includes the photos that were cut off in the DropBox version we received.

Lisa then left the meeting.

OTHER BUSINESS

Maggie informed the commission of the proposed demolition of the properties at 346 Sewall Rd and 220 N. Main St. It was noted that North Main St. is a gateway to Wolfeboro and the commission should be protective with the Planning Board on these issues. The group agreed to request that the Chair of the

Commission be included in the group of town officials that receive notice of demolition requests so that we might better supply historic information for the review and decision-making process.

Suzanne shared her attempts to find out how the Commission's meetings could be added to the town website calendar. It was agreed that the calendar show that the commission meets the 2nd Wednesday of every month at 5 pm. Suzanne will take care of doing that.

Maggie invited members of the commission to learn more about the designation of "Neighborhood Historic Districts" by signing up for a free NH Preservation Alliance Zoom webinar on Jan 18 which will explain the process.

The Commission agreed to form a committee to begin planning the 2024 Heritage Awards. Committee members include Dave Bolduc, Andrea Dudley and we will invite Vaune Dugan to join the group. The Committee will have its first meeting in early January.

Anne Blodgett motioned to adjourn at 6:15pm.

Minutes by David Bolduc