



Wakefield Heritage Commission

2 High Street Sanbornville, NH 03872 USA

603-387-3698

info@historicwakefieldnh.com

www.historicwakefieldnh.com

FINAL

Heritage Commission Minutes

November 4, 2019

Members		Alternates		Others	
Pam Wiggin	X	Nancy Britton			
Rick Poore	X	Ann Bell			
Phil Twombly	X	Tracey Kolb			
Connie Twombly	X	Jeanne Loughan	X		
Carroll (Snooky) Shea	X				
Nancy Hall	X				
Mark Duffy	X				

Meeting Called to order at: 7:00pm

By: Pam Wiggin

- Started meeting with the Pledge of Allegiance
- Financials: Fund 1 was reviewed, no questions arose. Pam mentioned that there is a training coming up in May and if anyone is interested to be on the lookout for when it is posted.
- Correspondence: Reviewed the minutes from 10/7/19, Connie motioned to approve the minutes, 2nd by Nancy to approve, all in favor. Pam disbursed the Mission Statement for everyone's binders.

OLD BUSINESS

- CLG Update Questions: So far everything is going along well. Members have met with the team at TTP several times. They did do the ground probing twice. The sites are going on a survey. Vicky will be done with her research in a few months or so. Final report and public hearing will be done once complete. The grant is on track to be completed early in May.
- Framing/Exhibits/Archive Update: Now have the map of the 11 lakes for the exhibit. Pam and Rick are getting more information on the Union Wakefield High School.



Wakefield Heritage Commission

2 High Street Sanbornville, NH 03872 USA

603-387-3698

info@historicwakefieldnh.com

www.historicwakefieldnh.com

- W-B Historical Society Program Oct. 8, 7pm Pam: Pam and Rick presented a PowerPoint on the Heritage Commission. Sold books and had a donation, in total \$92.00.
- EWS-Clean out and future-Rick: Rick, Snooky, Emily, and Eric cleaned out the backroom and took out the cabinets, furnace, stove, and flooring to get it ready to be a research space. The town crew picked up the concrete steps.
- Heritage Park/Saturday November 30th: The floor has been painted. The Tour de Chooch open house will have the station open along with the Freight house, Snowplow and Caboose to come view.
- Turntable Park fencing-BOS Approval: The Board of Selectmen approved the first 104ft of fencing. Pam noted there is \$900 encumbered for the fence.
- Concord meeting re:TTP: Held a meeting in Concord for a lease for TTP. It was confirmed that no federal funds were used to purchase the area. This allows the opportunity for the state to be able to sell the area. Once members returned back from Concord they received an email that the state is looking at getting a lease ready. Members are hoping the lease covers the entire area. After the meeting members are unsure the state will want to sell. Was able to show in the meeting that the area the state owns is not as large as they believed. The CLG grant for TTP is showing this is a very sensitive historic area and as such it is limited to its future use. Reviewed the Concord meeting with the BOS.
- HD Guidelines: Updated and posted the guidelines to the website along with the fencing guidelines. Mailed out the fence guidelines to all of the property owners in the district.
- Secretary of the Dept of the Interior Guidelines formal vote: The Commission has always used the guidelines with all other properties. Would like to vote on adopting the guidelines to apply to the Historic District, Buildings the Commission administers, and the Garvin Building. Pam motioned that we adopt the Secretary of the Dept of the Interior's Guidelines for Rehabilitation for the Wakefield Historic District. Discussion. Connie 2nd motion. All in favor, unanimous. Pam motioned that we adopt the Secretary of the Dept of the Interior's Guidelines for Rehabilitation for all buildings we administer. Discussion. Connie 2nd motion. All in favor, unanimous. Pam motioned that we adopt the Secretary of the Dept of the Interior's Guidelines for Rehabilitation for the Garvin Building as we must approve all exterior renovations. Connie 2nd motion. Discussion: Mark said that the covenants are vague but must go to the board. Mark doesn't think it's fair for Garvin because guidelines weren't in place when the building was purchased. Attorney did confirm the covenants still stands. The building does qualify in two different aspects for the National Register. Attorney said there cant be anything done retroactively. But if the guidelines are adopted, they can apply moving forward. Nancy read the covenants to the group. Connie motioned question. Pam



Wakefield Heritage Commission

2 High Street Sanbornville, NH 03872 USA

603-387-3698

info@historicwakefieldnh.com

www.historicwakefieldnh.com

motioned to adopt the Secretary of the Dept of the Interior's Guidelines for Rehabilitation for the Garvin Building as we must approve all exterior renovations. Motion 7 yes, 1 no.

- Raffle: Nancy Britton is chairing the raffle. There is a Victorian Dollhouse to raffle that was donated by Cynthia Knight Nelson.

NEW BUSINESS

- 2020 CLG Grant: Pam noted that the "intent to apply" for 2020 grant funds must be submitted in the next month. She originally thought we should discuss applying for either placing the Union Railroad Station on the National Register (Priority 1) or rehabilitating the gutters on that building (Priority 2). Rick and Phil inspected and measured the gutters on Saturday. They are in very poor condition. Pam contacted DHR in Concord to see if any Priority 2 funds might be available. She was told that the last several years there was not even enough Priority 1 funds to approve all those requests. The Commission concurred by consensus to have Pam apply for National Register status for the Station. They also agreed that she should look into other grant sources (at least Moose plate grants) for the gutters. She will attend the next Selectmen's meeting to get their approval to go forward with both grant requests.
- Other: Mark asked if TTP can be added to the National Register? Pam noted that it is state owned but once the grant report comes back complete that it may show that it qualifies. At that time, we can look at applying. Phil asked if the members would like to continue the monthly meetings into the winter? Agreed only for special meetings.
- Connie motioned to adjourn the meeting, 2nd by Rick.
- Meeting adjourned at 8:34pm

**THE SECRETARY OF THE INTERIOR'S STANDARDS
FOR REHABILITATION**

Standards for Rehabilitation

"Rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.