

**Town of Center Harbor  
Heritage Commission  
June 25, 2015  
Meeting Minutes**

**-Approved 7/30/15-**

I. **Call to Order:** Meeting called to order at 4:31pm. Present: Chairperson Kim Baker, Richard Hanson, Karen Ponton, Dave Reilly, Roland Garland. Absent: David Hughes (Alternate)

II. **Approval of Minutes:** Motion by K. Ponton, seconded by R. Hanson that: The Minutes of June 11, 2015 be approved as written. Passed unanimously.

III. **Old Business:**

A. **Community Involvement**

1. **Webpage:** R. Hanson reported that the Selectmen chose a vendor for the Town website at their June 24 meeting, and that the site should be up and running by the end of the summer. He added that the vendor, or someone on staff that the vendor has trained, will be available to help the Commission with its webpage. The Commission is planning for one of its members (as yet to be determined) to be responsible for maintaining the webpage. R. Garland asked whether the Commission would be able to solicit public input from its webpage; R. Hanson responded that this should be possible.
2. **NHPA Membership Fee:** K. Baker recently learned that when the Old Town House was designated as a NH Historic Site, we were given a complimentary 1-year NHPA membership. She has spoken with the NHPA, and they will extend our membership to two (2) years as we have already paid their membership fee.
3. **Other Liaison Memberships:** R. Garland, as President of the Town Historical Society, offered the Society's help, for example, by offering educational program(s) on the Old Town House. After discussion, the Commission asked if he could research whether the Old Town House was ever burnt and whether there were any additional buildings on the site; whether the Society has any information that could help date the various renovations the building incurred over time; and whether "Center Harbor pages" in old issues of *The Meredith News* contain any reports about the Old Town House. R. Garland will report back at the Commission's next meeting. He also suggested the Boston & Maine RR Historical Society for a possible membership organization, as the B&M RR in the past owned several ships (for example, the *Mount Washington*) that docked at Center Harbor. K. Baker reported that she looked into the National Trust for Historic Preservation (NTHP), but their membership fee is \$250 for benefits and access to site assessment/restoration/rehabilitation grant funding that we are already receiving through NHPA. It was the consensus of the Commission that B&M RR Historical Society and NTHP memberships might be appropriate at a later time. K. Ponton suggested networking with the neighboring Moultonborough Heritage Commission, and was asked by the Commission to investigate this further.
4. **The Meredith News:** K. Baker spoke with editor Erin Plummer earlier today and will finish the interview at a later time by phone. They discussed, in particular, the Old Town House and soliciting public input for the *Town Heritage & Cultural*

*Resources Inventory.* K. Ponton suggested asking for E. Plummer's help in reaching out to Center Harbor's longtime, lifelong older residents for information about the Old Town House, some of whom might have been students when it was a Center Harbor School building. E. Plummer accepted K. Baker's invitation to the Commission's July 30 meeting. R. Garland and D. Reilly asked K. Baker to also invite *The Laconia Citizen* and *The Laconia Daily Sun*.

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

1. **June 17 Select Board Meeting:** R. Hanson and K. Ponton attended. The Commission extends its appreciation to the Select Board and H. Viens, in particular, for facilitating immediate access to the Old Town House for a structural engineer PE with historic properties expertise and K. Baker. (This site visit took place June 24, 2015 with architect/structural engineer PE Christopher Williams).
2. **Priority Work List Items:** K. Baker reported that during the site visit, three (3) broken windows were identified, and that it is of the highest priority to get these windows repaired because of potential damage from the elements to the building's interior. Given the high cost of replacing the windows (estimated at \$200 each), R. Hanson will ask the Select Board to arrange for these windows to be covered temporarily, perhaps with plexiglass. K. Baker would also like access to the building at that time to take down the torn and damaged window shades, which contribute to the building looking abandoned. K. Baker also reported that C. Williams was unable to examine the "hanging chimney" during the visit because it is in the attic area, which is inaccessible without a ladder.
3. **Security Issues: Electrical Service, Motion Detectors, Fire/Smoke Alarms:** Also during the site visit, an electrical panel with possibly 60-100 amp service, overhead lights and a few outlets and wall switches were observed inside the building, as well as some motion detector lights on the exterior. K. Ponton was asked to speak with K. Ballance about his recommendations for safely activating the electricity, even if only partially for the motion detectors. K. Baker will speak with Chief Chase about whether there is any grant money remaining to update the lighting. She also distributed an educational handout from the NH Division of Historical Resources on *Historic Buildings and Code Compliance*. (See attached.)

#### **C. Old Town House Master Plan**

1. **NHPA Site Visit & Building Access:** K. Baker spoke with Maggie Stier, who said another NHPA site visit was not necessary, since she had previously visited the property. (See Item B.1 above re: **Building Access**).

K. Baker also clarified that we are seeking funding to "rehabilitate and reuse" the Old Town House, not "renovate" it. The building would be for seasonal public use by various community groups, for example, the Boy Scouts and garden clubs. Select Board, Town Committee and Town meetings might also be held there, facilitating access for residents on the west side of town.

2. **NHPA Technical Assistance Grant:** K. Baker reported that she has contacted four (4) additional architects/structural engineer PEs for estimates on a building assessment and rehabilitation/reuse plan, and she will meet with them at their earliest

convenience. Also, she plans on writing the grant in September. In the meantime, K. Ponton offered to review the Old Town House's NH State Register of Historic Places application to see what information may be lifted for use with the NHPA grant.

3. **Financial Plan for Matching (1:1) NHPA Grant Funds:** K. Baker reported that she will use the estimates for building assessment and rehabilitation/reuse plans as a basis to approach the Select Board for funding in the Fall. K. Ponton reported that she contacted H. Viens, who shared that there is about \$25,000 left in the Buildings Maintenance Expendable Trust, with current commitments of \$5,000 - \$6,000, so some money may be available there. He also indicated it would be helpful to let the Select Board know a "target" amount as soon as possible before September, when the budget process begins. K. Baker said she will do this as soon as she gets the estimates, but she anticipates requesting about \$5,000. The Commission still anticipates hiring an architect/structural engineer PE this Fall.

K. Baker briefly reported on the Conservation License Plate (Mooseplate) grant program. This application would be due in April 2016. She also distributed a handout from the NHPA on *Getting Started With Your Old Building*. (See attached).

#### **D. Heritage & Cultural Resources Inventory**

1. ***Town Master Plan Chapter 7:*** Copies of the *Town Master Plan Chapter 7: Cultural and Historical Resources* were distributed to Commission members.
2. **Working Draft:** The Inventory contained in Table 7-2 on page 7-6 of the *Town Master Plan* serves as the starting point for the Commission's work. Additional resources have been and will continue to be added as they come to the Commission's attention. (See *Center Harbor Heritage and Cultural Resources Inventory – Working Draft* attached to June 11, 2015 Minutes). K. Baker suggested that this information, be placed in a binder labeled "Heritage and Cultural Resources Inventory"; K. Ponton will obtain binder. Eventually, descriptions, details and photographs will be added.

The following additions were suggested: a former blacksmith's building on R. Hanson's property, the Mosquito Bridge on Waukewan Road at the Center Harbor-New Hampton border, the Winona Road bridge, and about twenty (20) others on a list K. Ponton had compiled and will attach to the minutes.

#### **IV. Other Business:** None.

#### **V. New Business:**

A. **NH State Register of Historic Places Plaque from DHR for Old Town House:** K. Baker reported that she left a telephone message for Deb Gage at the DHR about obtaining such a plaque.

B. **Other: Removing Storage Items from Old Town House:** The Commission expressed concern about the current use of the Old Town House to store various old Town records and papers, extra office furniture, and other miscellaneous items. These will all need to be removed from the building and stored elsewhere, sold or donated before any inside work can be begun. K. Baker suggested that the Select Board consider hiring a temporary worker to scan onto microfiche any records that need to be retained; D. Reilly said a future warrant article might be

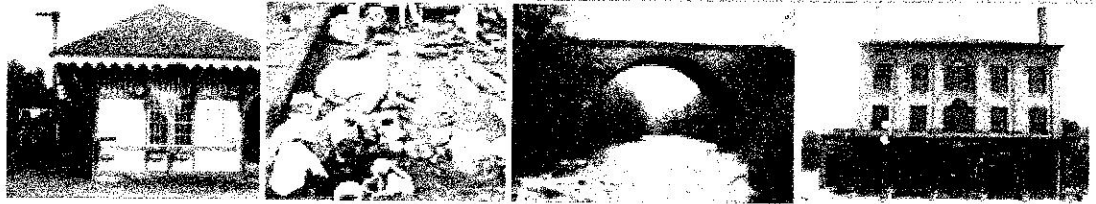
appropriate. R. Hanson was asked to bring this to the Board's attention, but he said the Board is already aware it needs to be addressed.

**VI. Adjournment:** Motion by K. Baker, seconded by R. Garland to adjourn at 5:49pm. Passed unanimously.

Respectfully submitted,

Karen S. Ponton  
Secretary  
att (3)

# New Hampshire Division of HISTORICAL RESOURCES



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## Historic Buildings and Code Compliance

View a PDF version of the Historic Buildings and Code Compliance

*Access, building, and safety codes generally include special provisions for historic properties, to take their particular circumstances and/or construction methods and materials into account; but not all building officials are aware of these specific considerations for historic properties.*

- The Americans with Disabilities Act (ADA) is not only a civil rights law; it is also a historic preservation law. It explicitly includes particular and more flexible allowances for historic properties, so that accessibility modifications do not "threaten or destroy" architecturally and historically significant building elements. Visit the New England ADA Center site and ADA portal, [http://adaptiveenvironments.org/neada/site/ada\\_overview\\_resources](http://adaptiveenvironments.org/neada/site/ada_overview_resources), for more information.
- The International Building Code 2006 has been adopted as the state building code. The code allows flexibility for historic buildings. Specifically, Section 3407, "Historic Buildings," of the IBC (2006) states: "3407.1 Historic buildings: The provisions of this code relating to the construction, repair, alteration, addition, restoration, and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard."
- The New Hampshire state lead poisoning prevention rules include options for treatments of historic properties, to avoid or ameliorate damage or destruction to historic buildings and building fabric. HUD provides a general exception for historic properties allowing lead-safe interim controls instead of abatement; see 24 CFR Part 35 and [www.hud.gov/offices/lead/lbp/hudguidelines/](http://www.hud.gov/offices/lead/lbp/hudguidelines/), then click on "Chapter 11, Interim Controls" or go directly to [www.hud.gov/utilities/intercept.cfm?/offices/lead/lbp/hudguidelines/Ch11.pdf](http://www.hud.gov/utilities/intercept.cfm?/offices/lead/lbp/hudguidelines/Ch11.pdf). Preservation Brief 37 at [www.nps.gov/history/hps/tps/briefs/brief37.htm](http://www.nps.gov/history/hps/tps/briefs/brief37.htm) describes these interim controls in more detail.
- HUD's lead guidelines also explain how to treat historic properties; from [www.hud.gov/offices/lead/lbp/hudguidelines/](http://www.hud.gov/offices/lead/lbp/hudguidelines/) click on "Chapter 18, Lead Hazard Control and Historic Preservation" or go directly to [www.hud.gov/offices/lead/lbp/hudguidelines/Ch18.pdf](http://www.hud.gov/offices/lead/lbp/hudguidelines/Ch18.pdf).
- The State Fire Marshal has adopted NFPA 909, Standard for the Protection of Cultural Resources Including Museums, Libraries, Places of Worship, and Historic Properties, 2001 edition, as a rule within the State Fire Code; "All persons constructing, reconstructing, modifying, maintaining or operating any cultural property and all owners or occupants of cultural properties shall comply with the requirements of NFPA 909." Saf-C 6008.07, [www.gencourt.state.nh.us/rules/state\\_agencies/saf-c6000.html](http://www.gencourt.state.nh.us/rules/state_agencies/saf-c6000.html).
- The State Fire Marshal has also adopted NFPA 914, Code for Fire Protection of Historic Structures, 2001 edition, as a rule within the State Fire Code; "All persons renovating, modifying, maintaining or operating any historic structure and all owners or occupants of historic structures shall comply with the requirements of NFPA 914." Saf-C 6008.08, [www.gencourt.state.nh.us/rules/state\\_agencies/saf-c6000.html](http://www.gencourt.state.nh.us/rules/state_agencies/saf-c6000.html). See [www.nfpa.org/catalog/product.asp?pid=91401&src=nfpa](http://www.nfpa.org/catalog/product.asp?pid=91401&src=nfpa) for NFPA 914 ordering information.
- The State Building Code in RSA 155-A:2, III., provides that "to the extent that there is any conflict between the state building code and the state fire code, the state fire code shall take precedence unless otherwise determined by the [State Building Code Review] board..." As a result, for historic structures the provisions of NFPA 909 and 914 in the State Fire Code supersede those of the State Building Code. See [www.gencourt.state.nh.us/rsa/html/XII/155-A/155-A-2.htm](http://www.gencourt.state.nh.us/rsa/html/XII/155-A/155-A-2.htm).



- Local historic district regulations also take precedence over the State Building Code, according to RSA 155-A:2, IX: "Nothing in this chapter shall be construed as amending, repealing, or superseding any local law, ordinance, code, or regulation, except local building code requirements that are less stringent than the state building code, and all buildings, building components, and structures shall comply with all applicable state or local building and fire code requirements, land use restrictions including but not limited to subdivision regulations, use and location restrictions, density and dimensional limitations, or historic district laws or ordinances."
- FEMA criteria for flood-prone areas, and the NH model floodplain development ordinances at <http://www.nh.gov/oep/planning/programs/fmp/regulations.htm> exempt work on historic properties from floodproofing requirements, so long as the alteration will not preclude the building's continued designation as a "historic structure."

In addition, income-producing historic properties may qualify for federal rehab tax credits. See [www.nps.gov/history/hps/tps/tax/](http://www.nps.gov/history/hps/tps/tax/) and contact the National Register and Tax Incentives Coordinator at the NH Division of Historical Resources (telephone 271 6437; FAX 271 3433; e mail [Preservation@dcr.nh.gov](mailto:Preservation@dcr.nh.gov) for more details).

Businesses can take IRS tax credits for qualifying ADA-related work (see [www.ada.gov/taxincent.pdf](http://www.ada.gov/taxincent.pdf) and § 44 and § 190 of the IRS code).

NH Division of Historical Resources  
March 1999 ? Revised April 2002, June 2003, April 2004, March 2006, June 2006, July 2007, and May 2008

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

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for rehabilitation should be developed.

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 buildings, 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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing, to protect the historic 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.

These standards were initially developed in 1975 and were revised in 1983 and 1992. This revision of the Standards was codified as 36 CFR Part 68 in the Federal Register, Vol. 60, N. 133, July 12, 1995; it replaces the Federal Register notice, Vol. 48, N. 190, September, 1983.



## Getting Started With Your Old Building

This hand-out is designed as a "primer" for getting started with a preservation project. Whether you are new to preservation or a seasoned veteran, we hope the following questions and resources will help you better understand your project and work effectively to restore it for years of future use.

### What's the Story?

Every old building has a story to tell, a story that will be repeated many, many times through the process of fixing up a building. Understanding the history and significance of your building will help you talk about it, share your enthusiasm with others in your community, and make plans for future steps.

The first place to start is your local public library (<http://pierce.state.nh.us/libdir/>). In addition to local history, many libraries keep copies of the *National Register of Historic Places* (the official federal listing of significant historic, architectural, and archaeological resources) for your community. If you can't find them there, they may also have copies in your town offices. Or look for it on-line ([www.nationalregisterofhistoricplaces.com/nh/state.html](http://www.nationalregisterofhistoricplaces.com/nh/state.html)).

Another place to gather information is from your local historical society ([www.historicalsocietiesnh.org](http://www.historicalsocietiesnh.org)). Depending on your community, you may find a myriad of resources that will help you put together the history of the building, including local written histories, historic photographs, newspaper articles, oral histories and more.

If you are feeling ambitious, you could also take a trip to Concord. At the New Hampshire Historical Society Library ([nhhistory.org/library.html](http://nhhistory.org/library.html)) at 30 Park Street, you can find all kinds of written histories, out-of-print books, files, photographs, documents and more related to your town. Non-members are charged a modest fee. The NH State Library ([www.nh.gov/nhs/](http://www.nh.gov/nhs/)) is right next door at 20 Park Street. South of downtown, you will find the State Historic Preservation Office, known as the New Hampshire Division of Historical Resources (NHDHR) ([www.nh.gov/nhdhr/](http://www.nh.gov/nhdhr/)).. An appointment to view their files is appreciated (271-3483). Here you'll find the complete paper records of the State and National Register as well as other research materials organized by town.

For many projects, the next step will be to compile the story into a standardized format called a State Inventory Form. The staff at the NH DHR then reviews the nomination and makes suggestions for editorial changes or additional research. If the property meets the State Register criteria and the inventory form is complete, the NHDHR declares the property eligible for listing to the State Register of Historic Places. If you wish to pursue this designation, you should know that final determination is made by the State Historical Resources Council which meets only four times a year.

Inventory forms are also completed as part of many state and local planning processes, such as environmental review for transportation projects, and through the efforts of town heritage or historical commissions. Property owners should check the NHDHR's files for previous research prior to beginning their own inventory efforts.

State Register listing (or a determination of eligibility) is required for several types of grants including Conservation License Plate grants (Mooseplate) ([www.mooseplate.com](http://www.mooseplate.com)) and the Land and Community Heritage Investment Program (LCHIP) ([www.LCHIP.org](http://www.LCHIP.org)).

Listing on the State Register of Historic Places is one of several ways to acknowledge a property's historical significance. A property may also qualify for the National Register of Historical Places, be designated a National Historic Landmark, be part of a local historic district, or recognized in a local or regional master plan. The NHDHR has information about all these programs on its website ([www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)).

### **What's the Condition?**

Determining the condition of the building is the first step towards complete rehabilitation.

A good conditions assessment of a historic building is prepared by a professional who is familiar with the issues faced by old buildings, has a handle on historic materials and how they were used, and can estimate costs for and prioritize sympathetic repairs to deteriorated areas.

The New Hampshire Preservation Alliance helps connect people and community projects with preservation professionals who can help do assessments. Through Technical Assistance Fund mini-grants, and Preservation Assessment grants (funded through the NH Land and Community Heritage Investment Program), the Preservation Alliance can help defray the costs of doing an assessment. Please be in touch with one of our Field Service Representatives if you'd like to learn more. Guidelines and applications are on line at [www.nhpreservation.org/html/grants.htm](http://www.nhpreservation.org/html/grants.htm)

### **What's the Plan?**

Before a full treatment of the building can be articulated, you need to know what the plan for the building is. Will the church be used as a community center? Will the 19th century industrial building be used as an art studio? Will the historic store reopen as a store?

You should develop a short, no more than 1-page case statement about what you're trying to do and why. In it, you might want to include a photograph or two, something about the building's history, its importance, how you envision the building will be used and by whom, and what the rehabilitated building will mean to the community.



Contact those people who are or could be partners. Initial conversations should probably be about the project in general, exploring common interests, and building support. These stakeholders or potential partners might include select-board members, legislators, neighbors, historical society, local historic district commission or heritage commission, community clubs, the library, or residents at-large-- using whatever forum you can find to assemble interested people.

Identify resource people within the community who can help with in-kind and professional expertise and begin a conversation with them too. These contacts might formalize into actual subcommittees. Some of the skills you might be seeking are construction project manager, business project manager, fundraiser, grant writer, communications person, and various trades-people.

You may also want to attend one of the Preservation Alliance's conference, workshops, or Old House and Barn Expo. These will provide an opportunity to meet with other community groups from around New Hampshire who are involved in similar (or radically different!) projects, as well as staff and other professionals. You will invariably walk away newly charged with information and inspiration! Check the Events page of the Preservation Alliance's website ([nhpreservation.org/html/events.htm](http://nhpreservation.org/html/events.htm)).

### What's the Treatment?

Knowing what you are going to do with the building determines the treatment of the building.

Good preservation includes preserving those character-defining features that give your building its uniqueness, while also incorporating sensitive changes that make the building usable in the 21st century. The Secretary of the Interior's Standards for Rehabilitation, a set of national preservation standards, should be your guidelines for treatment.

<http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>

Individual Preservation Briefs can help you with specific topics and treatments.

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Getting a treatment plan and complete estimate of the work is very important, as is a plan for phasing the work over time. Having a document like this will break down an overwhelming project into smaller pieces and is essential for your fundraising plans. Many grant applications will require such a plan. The Alliance's Field Service Representatives can help you locate a preservation builder or architect to help you do the work, or you can search the Preservation Alliance's on-line Preservation Directory ([www.nhpreservation.org/html/directory](http://www.nhpreservation.org/html/directory)). Some of the "hot" preservation issues right now relate to weatherization and energy efficiency. Other important preservation topics are windows, siding, insulation and new additions to old buildings. We recommend that you familiarize yourself with recommended preservation treatments and solutions for these topics which invariably arise to some degree with most preservation projects.

## Where's the Money?

The first step should be to meet with one of the Preservation Alliance's Field Service Representatives who can help explain how the complete fundraising picture might look -- money on hand, fundraising activities, a local campaign, grants, direct asking, and more.

In order to be eligible for most grant funding, you'll need to have gained non-profit status. The New Hampshire Department of Justice, Division of Charitable Trusts ([www.doj.nh.gov](http://www.doj.nh.gov)) has good online instructions to get you started.

The New Hampshire Preservation Alliance maintains a list of grant sources and resources for preservation ([nhpreservation.org/html/grants.htm](http://nhpreservation.org/html/grants.htm)). Other good resources are the New Hampshire Center for Non-Profits ([www.nhnonprofits.org](http://www.nhnonprofits.org)), and the Foundation Directories housed in libraries in Concord and Plymouth. Federal stimulus money may be available in the form of grants or loans as well.

If you are a municipality, or dealing with a publicly owned resource, you should consider the NH Conservation License Plate Program (Mooseplate) ([www.mooseplate.org](http://www.mooseplate.org)). The NH Division of Historical Resources ([www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)) also administers the federal Rehabilitation Investment Tax Credit, which some buildings may qualify for. As you progress with your project plans, you might want to take a road trip to other New Hampshire communities to find out what they have done and how they put the project together.

Remember that grants will fund only a portion of your project (usually a 1:1 match is required) and that you will have to conduct your own fund-raising campaign to solicit individuals and businesses as well. You may also plan special events to raise money and build visibility for your project. Call the N.H. Preservation Alliance (224-2281) and one of our Field Service Representatives can advise you on the best strategies for your particular project.

## Let's Get Started!

You might also want to check out the other resources on the NH Preservation Alliance website (<http://nhpreservation.org>), and the N.H. Division of Historical Resources website ([www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)). Remember, our Field Service Representatives are always available to answer questions or help you meet your next challenge (<http://nhpreservation.org/html/fsprogram.htm>).

*Special thanks to Preservation Trust of Vermont for permission to adapt their original version of this document for New Hampshire's preservation community.*

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**Town of Center Harbor**  
**Heritage and Cultural Resources Inventory**  
***Working Draft of Heritage Commission***  
**6/25/15**

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 (National Register of Historic Places)
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 (National Register of Historic Places)
20. Nichols Memorial Library (National Register of Historic Places)
21. Hearthstone Garage
22. Lamprey House

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

23. Town Cemeteries (26)
24. Town Beach & Waterfront (Both Winnepesaukee and Squam)
25. Canoe House
26. Brick Boathouse
27. Winnepesaukee Flagship Corporation Shipyard
28. *NV Mount Washington*
29. Pineland Camp (1902) Site
30. Camp Wokondah (1909) Site
31. Camp Bonheur (1913) Site
32. Asquam "The Jungle" Camp (1915)
33. Singing Eagle Camp (1922)
34. Camp Winnicutt (1927) Site
35. Dr. Leonard B. Morrill Park
36. Center Harbor Band & Bandstand/Gazebo
37. Old Grange Building