

CITY OF LACONIA HERITAGE COMMISSION

Wednesday, January 14, 2026 - 4:00 PM
City Hall - Armand A. Bolduc City Council Chamber
AGENDA

1. Call to order
2. Salute to the flag
3. Roll call
4. Recording secretary
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
 - 6.I. November 12, 2025 Draft Meeting Minutes

Documents:

[NOVEMBER 12, 2025 DRAFT MEETING MINUTES.PDF](#)

7. City Council Liaison Report
8. Planning Board update
9. New business
 - 9.I. 148 Channel Lane Demo Permit Application

Documents:

[148 CHANNEL LANE DEMO PERMIT APPLICATION.PDF](#)
[148 CHANNEL LANE TAX CARD.PDF](#)

10. Old business
11. Public comment
12. Other business
 - 12.I. NH Preservation Alliance
 - 12.I.I. Laconia Historical Museum Society
13. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1293 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT MINUTES – NOVEMBER 12, 2025 MEETING

1. **CALL TO ORDER**

Chair Marjory Wilkinson called the meeting to order at 4:01PM.

2. **SALUTE TO THE FLAG**

Chair Marjory Wilkinson led the Pledge of Allegiance.

3. **ROLL CALL**

Members present: Chair Marjory Wilkinson, Vice Chair Scott Ringer, Councilor Mark Haynes, Lois Kessin, Jane Whitehead
Members absent: None

4. **RECORDING SECRETARY**

Jennifer Place

5. **STAFF IN ATTENDANCE**

Joseph Gray, Code Enforcement Director

6. **ACCEPTANCE OF MINUTES FROM PREVIOUS MEETING**

Lois Kessin noted the misspelled word “imminent” on page 6 and said it should be “eminent”. Mark Haynes made a motion to accept the minutes as corrected. Lois Kessin seconded the motion. All members voted in favor.

7. **CITY COUNCIL LIAISON REPORT**

Mark Haynes said he didn't really have anything other than Pumpkin Fest and elections. Jane Whitehead asked if Mark was going to say something about Pumpkin Fest. Mark said there was a follow-up report on Monday night and from all reports, there were probably 20,000 people in attendance and it was very successful. Mark said a lot of the vendors want to come back and they're already asking questions about next year. Mark said there will be changes for 2026, but noted it's still early and the committee is getting together to figure out what they can do better. Chair Marjory Wilkinson asked if the city will be sponsoring the event again next year. Mark said they would be. Chair Marjory Wilkinson said she thought Amy and Parks and Recreation did a great job. Lois Kessin said Nancy Brown and Joia Hughes also put in a lot of hard work. Recording secretary Jennifer Place said the Planning Department had a lot to do with it and worked hard as well.

8. **PLANNING BOARD UPDATE**

No members of the Planning Board were present. Chair Marjory Wilkinson asked Joe Grey if he had any updates from TRC (Technical Review Committee). Joe said he had no updates and there were no future demolition permits mentioned at the last meeting.

9. **NEW BUSINESS**

9.1. **809-817 ENDICOTT STREET NORTH DEMO PERMIT APPLICATION**

Travis Williams represented the property. Travis said he didn't really know what the Commission wanted him to present. He said his business partner told him to come to the meeting and listen. He asked members to tell him what information they were looking for and he'd provide it. Chair Marjory Wilkinson said she believed this building was a former antique place. Travis said yes, it was formerly known as Paws Antiques. Marjory asked if they were planning on taking down the main building. Travis said it was his understanding that they were taking down all the buildings, including several outbuildings. Recording secretary Jennifer Place told Travis that each building requires a separate permit. Chair Marjory Wilkinson asked about the outbuilding with the stone façade. Travis said the data he has indicates it was built in 1970. Marjory asked if the Commission voted on the demo permit, would it be just for the main building. Recording secretary Jennifer Place said the application states

809-817 Endicott Street North. Jennifer said it made more sense to vote on all the structures since Travis was before the Commission tonight. Jennifer said it would be a technicality to have him come back for small outbuildings. Marjory said she was concerned about the age of the stone-faced structure. Jennifer said all outbuildings are listed on the tax card with a built date of 1970. Travis Williams said the outbuilding with the fireplace is the one referenced on the tax card. Vice Chair Scott Ringer asked Jennifer if there are additional buildings, do they need additional permits. Jennifer said yes, the application states, "Each building requires a separate application." Jennifer said she didn't realize there was more than one building. Scott asked what kind of structure the outbuilding was and if it was significant. Chair Marjory Wilkinson said she found photos online and said the outbuilding looked as if it was from the 1800's. Marjory said the building had two rocking chairs inside and a table. It was set up like an antique shop. Lois Kessin asked if this was the tiny building on the right. Travis Williams said yes. Marjory asked if this building was attached to the main building. Travis said no. Vice Chair Scott Ringer said he didn't see anything significant about the building. Vice Chair Scott Ringer made a motion to approve the demolition permit. Lois Kessin seconded the motion. All members voted in favor. Travis asked Jennifer Place if he needed to fill out another permit application for the smaller building. Jennifer said she'd take care of it and would email Jerry Milligan tomorrow.

9.11. **55 EASTMAN SHORE ROAD SOUTH DEMO PERMIT APPLICATION**

Jeremy Martin of Lakes Region Design Group represented the property. Jeremy had a foam board with several photos that he displayed for members to see. Jeremy said they planned to tear down the home for their client. The owners have lived in the home for about four years. Jeremy said it was a seasonal camp on post and piers originally and sometime in the 1950's it was aluminum sided and there's textured T-111 behind that. Jeremy said the attic has asbestos and the ceiling tiles are similar to the ones in the Council Chambers. The foundation was concrete block because the structure was on ledge. The foundation is now falling down the hill because it's sliding across the ledge and the deck is ripping off. The best part about the home was the metal roof and Vermont Salvage is coming to take the roof panels and some of the cabinets. Travis said the home is not well insulated and the water pump in the basement is rusted. The home currently runs off lake water as its main source of water. The home is 2" X 4" construction with vinyl windows. Lois Kessin said when she drove by it appeared to have a garage near the road with an apartment above it. When I was there, there was another garage. It looked like it also had a compartment on top of it. Jeremy said that garage was staying. Chair Marjory Wilkinson noted the inside had wood paneling. Vice Chair Scott Ringer said it was a beautiful location. Marjory noted the lot was about three quarters of an acre. Jeremy said the lot is nice, other than it being all ledge. Lois Kessin said it was "old Winnisquam" where they all grew up. Chair Marjory Wilkinson said the house next door is much newer. Jane Whitehead asked if the owners were planning on rebuilding. Jeremy said yes, it will be an "L" shaped house and will be pretty stunning for Lake Winnisquam. Marjory said that's to compete with the house next door. Jeremy said it won't be that big and the owners are from Nashua, NH and want to live there full-time. Lois Kessin made a motion to approve the demolition permit. Jane Whitehead seconded the motion. All members voted in favor. Jeremy asked Jennifer if that's all he had to do and Jennifer said she'd email him with the next steps of the demolition permit process.

10. **OLD BUSINESS**

11. **PUBLIC COMMENT**

No members of the public were present.

12. **OTHER BUSINESS**

Vice Chair Scott Ringer asked if the Old Prescott Hill Road property had come down yet. Chair Marjory Wilkinson asked recording secretary Jennifer Place if she'd like to share the news. Jennifer said Kevin Morrisette was in the office earlier this week and they found someone to take the barn down. Marjory told Jennifer Mae Williams was involved in the project. Vice Chair Scott Ringer said he thought they should advertise that.

Marjory said this was an “old business” issue and noted she was in the office earlier that afternoon and asked Jennifer to complete the requisition to renew their membership to the New Hampshire Preservation Alliance. Marjory said the current budget has \$3,980.09 and the renewal is \$70. Jennifer said the renewal is \$60. Jennifer said one thing to consider is the Commission could save \$10 by having all publications and emails sent to the Heritage Commission’s email account with the city and she could forward everything to members. Jennifer noted that she already forwards all emails and publications. She could continue doing that and save them \$10.

Chair Marjory Wilkinson said she hadn’t had a chance to follow up with Michael Flaherty from the Taylor Home regarding a site visit. Lois Kessin said it was depressing driving out of the Taylor Home and seeing the empty lot. Marjory said she agrees and saw it yesterday for the first time, because she was avoiding the area. Lois said her friends at the Taylor Home are upset about it too. Marjory said she was sorry to see the remaining hedge that was between the parking lot and the next building that was for sale. Recording secretary Jennifer Place asked if they took the hedge down and noted that Marjory specifically asked about the hedges at the meeting where the demolition permit was approved. Marjory said the hedge is there, but all the leaves are gone. Lois Kessin said the red house next door is for sale. Jane Whitehead said they should have put up more of a fight for that building (referring to 460 Union Avenue). Vice Chair Scott Ringer said the Commission held them up as long as they could and wasn’t sure what more they could do. Jane Whitehead said it could give them a bad name in the community. Lois Kessin said they should have had a city meeting. Chair Marjory Wilkinson said every meeting they have is a public meeting. Lois Kessin said all of a sudden it was a done deal, and people were coming up to her saying “What?” Vice Chair Scott Ringer asked Lois if she meant they should have taken the issue to City Council. Lois said yes. Chair Marjory Wilkinson said the application needed to go to Planning after they approved it.

Chair Marjory Wilkinson said the Commission should think about publicizing the barn that’s been dismantled and moved. Marjory asked recording secretary Jennifer Place if the entire barn had been moved or if certain beams were taken. Jennifer said she didn’t know and offered to contact Kevin Morrisette for an update.

Vice Chair Scott Ringer asked Marjory if she wanted to talk about the Historic District Commission. Marjory said she talked to Rob Mora this afternoon he’s had conversations with Tyler Carmichael, Joe Gray and Kirk Beattie. Marjory said Rob asked Jennifer to email Heritage Commission members to see if there were three members who would be willing to join the Historic District Commission. Jennifer said Rob originally asked for three members to volunteer, but now only needs two. Marjory said the Historic District Commission doesn’t have a quorum right now and there are only two members on it: Charlie St. Clair and Mark Haynes. Marjory noted that St. Joseph’s church is back on the market for sale. Marjory said the building is in the Historic District, but that’s not a guarantee. Marjory said they don’t currently have a quorum and Rob is looking for new members. Marjory said the volunteers can legally be a member of the Heritage Commission and a separate member of the Historic District Commission. Marjory said she volunteered to join the Historic District Commission. Lois Kessin asked if the Commission could go a whole year without having a meeting. Jane Whitehead said she thought the Commission was considering adding other areas of town to the Historic District. Marjory said that process will involve the Planning Department and the new Master Plan, which could take about a year or two. Marjory noted how limited the current Historic District is. Marjory said as members of the Heritage Commission they fall under the Code Enforcement Department. The Historic District Commission will fall under the Planning Department. Vice Chair Scott Ringer said that was interesting and asked if the Heritage Commission will continue to meet to take care of demolition permits. Lois Kessin asked if the Planning Board members will be different once the new mayor and new council members take office. Recording secretary Jennifer Place said she could not answer that question. Scott Ringer said as a member of the Human Relations Committee, they will need to be vetted again. Marjory asked if that was because those members were appointed by the mayor. Scott Ringer said if the Human Relations Committee becomes a permanent committee and not a mere special committee,

all nine members will have to go in front of City Council. Mark Haynes agreed but added members must first go through the Appointments Committee who recommends members to the Council. Mark said members don't have to physically appear before the Council. Lois Kessin said she had to physically appear when she joined the Heritage Commission. Scott Ringer said they changed the process about a year or two ago. Mark Haynes said as of the first of the year, committee assignments will be different. Mark said he may not be on some of the committees he's currently on. Chair Marjory Wilkinson said she thought Charlie St. Clair was already on the Historic District Commission. Mark Haynes said he was and it's because he's on the Planning Board. Recording secretary Jennifer Place said Charlie is currently taking a leave of absence from the Planning Board to act as interim Mayor. Mark Haynes said he is appointed by the Council, so once there are new committee assignments, the Heritage Commission might have a different council member. Vice Chair Scott Ringer said that was interesting. Chair Marjory Wilkinson said there were no community members or volunteers on the Historic District Commission and wondered if that's why Rob Mora asked for volunteers from the Heritage Commission. Jane Whitehead asked if there were volunteers on it before. Marjory said there were. Jennifer Place said when members join the Planning Board, they have terms, just like the Heritage Commission. Jennifer said she didn't think the Planning Board members would change as of January 1st. Vice Chair Scott Ringer said the City can't afford to make many changes, considering how many boards and commissions are hurting for people right now. Lois Kessin said it's a thankless job in a lot of cases. Scott Ringer said the Heritage Commission has it easy because they don't have to deal with public comment and noted at the last few Human Relations Committee meetings the public comment has gotten pretty bad, to the point it's belligerent and people are screaming at us. Chair Marjory Wilkinson asked if it was always the same group of people. Scott Ringer said at the last few meetings it has been the same group. Scott said people in the audience are taking out their phones and recording members of the committee while smiling. Lois Kessin said that must make Scott feel warm and fuzzy inside. Scott Ringer said it doesn't make him feel safe. Scott said there are some pretty vocal people out there. Mark Haynes told Scott that at the last Council meeting, there was a patrol officer in the chamber. Scott said it needs to happen, especially when there's considerable public input, an officer needs to be an option. Mark Haynes said an officer is definitely needed for the Human Relations Committee. Scott Ringer said he was going to bring that up to Patrick Wood. Mark said he agreed. Mark said he's theory is, the minute you see a uniform and a badge, you suddenly sit on your courage. Lois Kessin said tonight's meeting should be interesting. Scott Ringer agreed and said he's seen all the FaceBook comments about the meeting and there's a call to arms, actually. Chair Marjory Wilkinson asked if the moderator was Patrick Wood. Mark Haynes said he was. Scott Ringer said he had a feeling the meeting will be very well attended and people are not going to be polite. Scott said he hoped they could limit the public comments to two or three minutes at most. Mark Haynes said it's up to the Chair to control the meeting. Scott Ringer said that was a whole different issue. Mark Haynes said if the public knows they can take an inch, they'll take a mile. Chair Marjory Wilkinson asked if the meeting was going to be recorded. Scott said it will be broadcast by a Lakes Region company. Lois Kessin asked Jennifer Place if this meeting was still being recorded. Jennifer said yes, because it hasn't been adjourned yet. Vice Chair Scott Ringer asked Jennifer Place if the Heritage Commission meetings were broadcast to YouTube. Jennifer said they are not and if they want them to be, they can take a vote on it. Jennifer said she records them to help her prepare the minutes. The meeting is recorded on the U: drive and the public doesn't have access to that drive. Scott Ringer said the reason he was asking is because he noticed comments on FaceBook about the Harris Family Furniture store being demolished. Several people mentioned they wanted to see the meetings on YouTube. Chair Marjory Wilkinson said she prefers not to broadcast them. Lois Kessin said she doesn't want to broadcast them either.

12.1. **RECOGNITION OF STRUCTURES IN LACONIA LINKS**

Marjory said the Commission has talked about recognitions and how to do that. Marjory said she had to take her car up to Bedard's at the end of Walker Street and while she was walking home, she noticed Union Square. Lois Kessin asked if she meant the buildings next to the Salvation Army. Jennifer said Kurt Brungardt oversaw that remodel. Marjory said they're using the outside of the building and maintaining its culture and thought they should be recognized for that. Marjory brought up the Taylor

Home and thought the Commission could recognize it as it is now. Marjory said they could recognize the Pemaco Building. Marjory wanted to know if the Commission could utilize the Laconia Links newsletter that's emailed every Friday. Marjory said someone could take a photo of a home they think should be recognized and write a few sentences like "The Heritage Commission would like to commend the efforts of (owner/developer) by reusing and maintaining the culture of this structure. Vice Chair Scott Ringer asked if there was a cost to the Laconia Links. Recording secretary Jennifer Place said no, all you have to do is email Nancy Brown what you want included. Chair Marjory Wilkinson said Warren Huse uses the Laconia Links too. Marjory said the Commission could rely on Tara Shore or the Historical Society to gather information on the recognized structures. Lois Kessin said that sounds like a good idea. Lois said she'd like to recognize the house next to Hebert Foundry. Marjory said if you're on the Riverwalk and you look across the river, there's a brick building she thought were apartments. Lois Kessin asked if she meant the Allen Rogers building. Marjory said no, it's an old building that's before you get to Fair Street and is right across the river. Vice Chair Scott Ringer asked if she meant by the VFW. Marjory said yes. Lois Kessin said she'd like to know more about the two brick buildings by Bartlett Beach. Recording secretary Jennifer Place asked if those buildings were pump houses. Marjory said no, they are private homes. Lois Kessin said she's loved them since childhood. Jane Whitehead asked if the goal was to make people aware of beautiful buildings in need of repair. Marjory said no, the goal is to recognize people who are in the process of or have renovated beautiful homes or structures. Lois asked if they needed to get the permission of the people who live there. Vice Chair Scott Ringer said he thought so. Marjory agreed. If a member took a photo of the home, that would give them a reason to knock on the door to see who owns it and what the history is. Recording secretary Jennifer Place asked if it was legal to walk on private property to knock on the door. Joe Gray said anyone can knock on your door. If they tell you to leave, you have to leave. Vice Chair Scott Ringer said knocking on anyone's front door nowadays is not the safest thing to do. Joe Gray suggested sending them a letter asking to photograph the home. Scott said he liked the letter idea. Lois Kessin asked Jennifer Place if there was a way to have badges issued so the homeowner knows it's official city business and not just a stranger off the street. Jennifer said she could easily create a badge.

13. **ADJOURNMENT**

Lois Kessin made a motion to end the meeting. Scott Ringer seconded the motion. All members voted in favor. The meeting adjourned at 4:43PM.

DEMOLITION PERMIT

Application

City of Laconia Code Enforcement Department
Phone: (603) 527-1293 - Fax: (603) 524-2167

COMPLETED ASBESTOS DEMO/RENOVATION NOTIFICATION FORM ATTACHED: ☐

HAVE ALL HAZARDOUS MATERIALS BEEN REMOVED? YES ☒ NO ☐

DOES THE BUILDING CONTAIN ANY ASBESTOS? YES ☐ NO ☐

FEE: \$

CONTRACTOR'S SIGNATURE: _____

CODE OFFICIAL'S APPROVAL: _____ DATE: _____

Next mtg = December 10th @ 4pm @ City Hall
jplace@Laconianh.gov



DEMOLITION PERMIT Application

City of Laconia Code Enforcement Department
Phone: (603) 527-1293 - Fax: (603) 524-2167

DATE: 11/13/25

YEAR
BUILT: 1910

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision. Each BUILDING requires a separate application.

LOCATION OF BUILDING TO BE DEMOLISHED: <u>148 Channel Lane</u>	SQUARE FOOTAGE OF STRUCTURE:
OWNER'S NAME & MAILING ADDRESS:	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES ☐ NO ☒
OWNER'S PHONE #: <u>(603) 493-7272</u>	VALUE OF BUILDING: \$
SCOPE OF WORK: <u>Demo existing home</u>	

CONTRACTOR'S NAME: <u>COOK Custom Homes</u>	CONTRACTOR'S PHONE #:
CONTRACTOR'S ADDRESS:	

FORMER USE OF BUILDING:

ONE/TWO FAM. ☒ MULTI-FAM. ☐ COMMERCIAL ☐ STORAGE ☐ OTHER ☐

APPROXIMATE START DATE: _____ APPROXIMATE FINISH DATE: _____

**APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE
FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:**

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER: <u>N/A</u>
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER: <u>work order #</u>	PLANNING DEPT:
HERITAGE (Structures over 50 years old) COMMISSION:	TAX (Mobile Homes Only) COLLECTOR: <u>N/A</u>
CONDO ASSOC. <u>N/A</u>	

See page 2 for more important information.

Account # 3517

Bldg # 1

Card # 1 of 1

State Use 1013
Print Date 11/13/2025 9:11:51 A

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Camp Seasonal			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	07	K PINE/A WD			
Interior Wall 2					
Interior Flr 1	06	Lino/Vinyl			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA				
Parcel Id		C	Owne	0.0
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	155,925
Year Built	1910
Effective Year Built	1985
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	60
RCNLD	93,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
DCK1	DOCKS-RES	L	366	37.00	1960	G	75		0.00	10,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	656	656	656	115.82	75,975	
FOP	Porch, Open, Finished	0	144	29	23.32	3,359	
FSP	Porch, Screen, Finished	0	44	11	28.95	1,274	
FUS	Upper Story, Finished	480	480	480	115.82	55,591	
UBM	Basement, Unfinished	0	624	125	23.20	14,477	
Ttl Gross Liv / Lease Area		1,136	1,948	1,301		150,676	

